DFW PICS • IRVING CITY GUIDE

Irving, Texas: 2026 City Guide, Real Estate Market, Las Colinas, DFW Airport & Relocation

Irving is one of North Texas' most internationally connected cities: an estimated **257,076 residents**, a population that is **42.5% foreign-born**, direct DFW Airport access, nine Fortune 500 headquarters, Las Colinas' office-and-residential skyline, the Mandalay Canals, Toyota Music Factory and a housing market spanning everything from sub-$300,000 condos to multimillion-dollar estates.

Explore Irving Real Estate | **Explore Las Colinas** | **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.

257,076	**$393,906**	**307**	**$3.4B+**
U.S. Census Bureau population estimate, July 1, 2025	Realtor.com median sold price, September 2026	Redfin homes sold in September 2026	Annual Irving hospitality / visitor economy

NAVIGATE THE GUIDE

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

CITY SNAPSHOT

Irving at a Glance

Irving's population has remained essentially flat since 2020, but the city is not economically static. It is a mature employment and multifamily center with a much lower homeownership rate than many North Texas suburbs, large international communities and a corporate base far larger than its population alone would suggest.

Measure	Latest cited figure	Why it matters
Population estimate	257,076 (July 1, 2025)	Only 0.1% above the April 2020 estimate base.
2020 Census population	256,684	Shows Irving is a mature rather than explosive-growth city.
Foreign-born population	42.5%	One of Irving's defining demographic and workforce characteristics.
Language other than English at home	61.8%	Reflects a highly multilingual community.

Measure	Latest cited figure	Why it matters
Owner-occupied housing rate	38.1%	Irving has a much larger renter/multifamily footprint than most suburban DFW cities.
Median owner-occupied value	$315,600	ACS benchmark; not a live 2026 sale-price statistic.
Median household income	$81,830	2020-2024 ACS, in 2024 dollars.
Median gross rent	$1,619	ACS benchmark; current asking rents vary sharply by submarket.
Bachelor's degree or higher	42.4%	Supports the city's professional and corporate workforce.
Mean commute	24.1 minutes	Central DFW location keeps many major job centers comparatively close.
2022 retail sales	$7.30 billion	Shows the scale of commercial activity relative to population.

Source: **U.S. Census Bureau QuickFacts - Irving**.

INTERNATIONAL IRVING

A City Where Global Business and Global Households Overlap

Irving's 42.5% foreign-born share is unusually high for a city its size. The City reports more than **140 international companies** operating locally and more than **8,500 companies** overall. That creates housing demand from corporate transferees, airport employees, technology and professional-services workers, international families and long-term renters.

23.2% Asian population

The Census profile places Irving among the most internationally diverse cities in North Texas.

43.4% Hispanic or Latino

Irving's cultural and retail landscape reflects multiple immigrant and multigenerational communities.

61.8% multilingual households

More than six in ten residents age 5+ speak a language other than English at home.

Real-estate implication: Irving's market is not driven by one buyer profile. Luxury corporate relocations, apartment renters, first-time buyers, international families and airport/logistics employees can be shopping in different parts of the city at the same time.

RAILROAD ORIGINS

From an 80-Acre Townsite to Las Colinas

1902-1903: Railroad surveyors J.O. Schulze and Otis Brown purchase an 80-acre townsite between Dallas and Fort Worth and sell the first lots in December 1903.

1914: Irving officially incorporates.

1974: DFW International Airport opens, with part of the airport lying within Irving's boundaries and transforming the city's employment geography.

1973: Ben Carpenter's Las Colinas master-planned development opens and begins reshaping north Irving around corporate offices, housing and water features.

1984: The Mustangs of Las Colinas are installed at Williams Square, becoming one of North Texas' most recognizable pieces of public art.

2011-2019: Irving Convention Center, Toyota Music Factory and the Westin establish a walkable meetings-and-entertainment district in Las Colinas.

2025: Wells Fargo opens its new 22-acre Las Colinas campus, reinforcing Irving's headquarters economy.

Sources: **Visit Irving history**; **City economic-development profile**.

IRVING'S SECOND SKYLINE

Las Colinas, Lake Carolyn & the Mandalay Canals

Las Colinas is a **12,000-acre master-planned community** whose urban core looks and behaves more like a small downtown than a conventional suburb. Office towers, apartments, condos, hotels, restaurants, the convention district and Lake Carolyn create a market that is fundamentally different from older south and central Irving.

Mandalay Canals

The Venetian-inspired canals connect with Lake Carolyn and wind through restaurants, hotels, residences and offices along roughly three miles of waterside paths.

Water Street

Mixed-use residential and commercial development on Lake Carolyn adds walkable dining and shopping to the urban center.

Orange Line access

Las Colinas Urban Center Station places DART rail directly beside Lake Carolyn and the business district.

Mandalay Canals • DART Las Colinas Urban Center Station

CULTURE, MEETINGS & TOURISM

Mustangs, Toyota Music Factory & a $3.4B Visitor Economy

Irving Is Both a Corporate City and a Visitor City

Visit Irving represents a hospitality economy exceeding $3.4 billion per year and more than four million annual visitors. The city also has 13,000+ hotel rooms, making meetings and business travel a core economic sector.

Mustangs of Las Colinas

Nine bronze mustangs gallop through Williams Square Plaza. Visit Irving describes the installation as the largest equestrian sculpture in the world.

Toyota Music Factory

The 250,000-square-foot entertainment campus includes an 8,000-capacity indoor/outdoor amphitheater and a 50,000-square-foot event plaza.

Irving Convention Center

The 275,000-square-foot facility provides about 100,000 square feet of meeting and exhibit space and anchors a walkable convention district.

The visitor economy has real municipal consequences. Visit Irving reports 4.3 million visitors annually, roughly $3.5 billion in visitor spending, 23,000 local jobs supported by tourism, and more than $70 million in annual tax revenues generated by the visitor industry.

Irving CVB • Visitor economic impact • Toyota Music Factory

HOUSING MARKET

Irving Real Estate Market: September 2026

Irving's citywide median hides one of the widest housing ranges in North Texas. Redfin reports a rolling three-month September median sale price of **$389,814**, **307 September sales** and **48 median days on market**. Realtor.com reports a **$429,950 median listing price**, **$393,906 median sold price**, **597 active listings** and **57 median days on market**.

Buyer leverage has increased

Redfin's 96.9% sale-to-list ratio means the average sale is about 3% below the final list price under its methodology. Nearly 47% of active listings showed price drops.

Zillow shows flat typical values

Zillow's September typical home value was **$337,610**, essentially flat year over year, with 583 homes for sale and roughly 32 days to pending.

Las Colinas changes the city average

High-rise condos, townhomes and luxury single-family homes around Las Colinas can sit far above the price structure of central and south Irving.

Rental demand is structural

With only 38.1% owner occupancy and major apartment concentrations, Irving is more renter-oriented than most suburban DFW markets.

Redfin Irving market • Realtor.com Irving market • Zillow Irving home values

CLOSED-SALES PULSE

Homes Sold This Year & This Month

September is the latest completed month. Redfin reports **307 Irving homes sold in September 2026**, down 1.4% year over year. Because Redfin changed its 2026 city-level methodology to use rolling three-month windows for smaller geographies, and public portals use different coverage, this guide does not add incompatible monthly figures into a false year-to-date total.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September 2026	307 homes sold	$389,814 rolling 3-month median	Redfin current city tracker.
September 2026	597 active listings	$393,906 median sold price	Realtor.com completed-month market summary.
September month-end	583 for-sale listings	$337,610 typical home value	Zillow inventory and ZHVI; not the same as a sold-price median.
Recent sold archive	1,200+ records displayed	Property-specific	Homes.com rolling/multi-period sold archive; not a 2026 YTD total.

For a defensible YTD number: run NTREIS with Irving city limits, closed status and Jan. 1 through Sept. 30, 2026. Do not combine portal counts that use different rolling periods or coverage rules.

NTREIS • Homes.com sold archive • Redfin 2026 methodology

MICRO-MARKETS

Irving Housing Submarkets & Price Tiers

Las Colinas / 75039

Luxury townhomes, condos, apartments and higher-end single-family homes. Corporate relocation and urban-center amenities support a premium tier.

University Hills

Architecturally distinctive homes, mature trees, larger lots and Las Colinas proximity. Listings commonly sit well above Irving's citywide median.

Valley Ranch / 75063

Established master-planned neighborhoods, canals and strong highway access. Redfin's August rolling median was about $491K.

North Irving / 75062

Established 1960s-1990s housing, country-club areas, condos and custom homes create a wide price range.

South Irving / 75060-75061

Older housing stock and more attainable price points place renovation, foundation and systems condition at the center of buyer decisions.

Heritage / Downtown

Historic neighborhoods, duplexes, apartments and redevelopment around Irving Boulevard create a distinct infill market.

Comp rule: a Las Colinas townhome, Valley Ranch detached home and 1960s South Irving ranch should never be valued from the same citywide comp pool.

BUYER & RELOCATION DUE DILIGENCE

What Irving Buyers Should Verify

- **Submarket:** Las Colinas, Valley Ranch, South Irving and the Heritage District have very different housing economics.
- **School district:** verify the exact address; Irving-area properties can interact with Irving ISD and neighboring districts.
- **Airport noise:** test aircraft patterns at the property during different times and wind conditions.
- **Rail proximity:** DART Orange Line and TRE access can improve commuting but buyers near tracks should evaluate crossings and train activity.
- **PID assessments:** parts of Las Colinas, including Bridges of Las Colinas, have Public Improvement District assessments separate from ordinary property taxes.
- **HOA / condo economics:** high-rise and attached housing require careful review of dues, reserves, insurance, rental rules and special assessments.
- **Flood / drainage:** Trinity River, canals, lakes and flood-control infrastructure make site-specific research important.
- **Future density:** new Texas state law limits Irving's ability to restrict qualifying multifamily and office-to-residential conversions in certain situations.

SELLER STRATEGY

How Irving Sellers Can Compete

Price to the correct housing type

Irving's mix of condos, townhomes, apartments and single-family homes makes property-type filtering essential.

Market employment access

DFW Airport, Las Colinas headquarters and major highways can be as important to relocation buyers as traditional neighborhood amenities.

Document systems and updates

In older central and south Irving homes, roof, foundation, HVAC, sewer, plumbing, windows and electrical improvements can materially reduce buyer risk.

DFW Pics listing-media opportunity: Irving's high-rise, canal-side, golf-course, corporate-relocation and established-home inventory benefits from media tailored to the property's context. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

DEVELOPMENT & REINVESTMENT

Irving's 2026 Growth Is Corporate, Urban & Infrastructure-Heavy

Opened 2025 / scaling in 2026

Wells Fargo Las Colinas Campus

Wells Fargo opened a **22-acre Las Colinas campus** designed to accommodate approximately **3,000 employees**. The campus has direct transit access and sustainability systems intended to produce more energy annually than it consumes.

Wells Fargo sustainability / campus information

Entertainment reinvestment

Toyota Music Factory Improvements

The City lists approximately **$35 million in new capital improvements** supporting reinvestment in Toyota Music Factory, reinforcing the Las Colinas entertainment district.

City focus areas

Public infrastructure

$35.6M Flood-Reduction Funding

Irving announced $35.6 million in 2026 funding to reduce flooding and protect neighborhoods, adding to the city's drainage-master-plan work.

City 2026 press releases

Multifamily policy shift

State Law Changes Local Density Rules

New state law limits the City's ability to restrict qualifying multifamily and residential mixed-use development and makes some office/retail/ warehouse conversions easier to approve administratively.

City explanation of multifamily-by-right law

A MAJOR REDEVELOPMENT OPPORTUNITY

Former Texas Stadium Area / East Gateway

At Irving's eastern gateway, the City identifies more than **400 acres of developable land** around the former Texas Stadium area as a major opportunity for a regional mixed-use destination. The zoning framework includes PUD 6 regulations specifically addressing the former stadium site and surrounding land.

This area has unusual strategic value because it sits at the convergence of SH 183 and SH 114 between Dallas, Las Colinas and DFW Airport. For buyers and investors in nearby neighborhoods, the key issue is not a single announced building but the long-term land-use transformation of a very large site.

> **Planning caution:** treat conceptual master planning, zoning and actual construction as separate milestones. Check current plats, infrastructure commitments and City Council actions before making property decisions based on future redevelopment.

City focus areas • Unified Development Code / PUD 6

SOUTH IRVING REINVESTMENT

Heritage District Neighborhood Plan & Irving Boulevard

The City is in the final stage of its Heritage District Neighborhood Plan, covering roughly **1,036 acres** and approximately **7,600 residents**. The area includes 1,614 single-family homes/duplexes, 1,283 apartment/ townhome units and 285 commercial properties.

The planning effort is reviewing future land use, form-based development rules and community priorities while Irving Boulevard reconstruction and public-space investment seek to strengthen the traditional center of Irving.

> **Why agents should watch this:** Heritage/Downtown Irving may see the city's most meaningful neighborhood-scale change as redevelopment and state-enabled multifamily conversion rules create new possibilities around an older housing stock.

Heritage Neighborhood District plan.

CONNECTED WITHOUT LEAVING IRVING

DART Orange Line, TRE & the New Irving Connector

DART Orange Line

Irving stations connect Las Colinas, North Lake College, Belt Line and DFW Airport with Downtown Dallas and the broader DART network.

Trinity Railway Express

TRE serves Downtown Irving and West Irving, providing commuter-rail access toward Dallas, CentrePort/DFW and Fort Worth.

Irving Connector

In June 2026 the City launched Connector routes 225 and 255; in July it added The Loop at Las Colinas, improving local circulation around hotels, Water Street, restaurants and entertainment.

The Loop at Las Colinas is particularly relevant to visitors and residents because it addresses a common suburban-transit problem: the "last mile" between rail, hotels, restaurants and entertainment inside a dense employment center.

DART Las Colinas station • Irving Connector announcements

CORPORATE GEOGRAPHY

DFW Airport + Nine Fortune 500 Headquarters

Irving's location is a major part of its housing economics. The City reports more than **8,500 companies**, including **nine Fortune 500** and three Fortune 1000 headquarters, plus more than 140 international companies.

DFW Airport adjacency

Airport terminals, airline operations, logistics, hotels and business travel are minutes from many Irving neighborhoods.

Las Colinas headquarters

Corporate campuses support high-wage employment and a steady relocation market for rentals, condos and single-family homes.

Central DFW position

SH 114, SH 183, Loop 12, President George Bush Turnpike and I-635 connect Irving to Dallas, Fort Worth and the northern suburbs.

City of Irving economic development - Why Irving.

EDUCATION

Irving ISD: 29,000+ Students and a Diverse District

The Texas Education Agency's 2026 accountability data lists **29,182 students** in Irving ISD and an overall **C rating with a score of 78**. Individual campuses vary significantly: for example, MacArthur High School scored 87/B and Nimitz High School 88/B.

> **Buyer rule:** do not use a citywide district rating as a substitute for address-level school research. Verify the assigned campus and use TEA data objectively; Irving's northern edges can also interact with neighboring district boundaries.

Irving ISD
District and enrollment resources

TEA accountability
State accountability system

2026 Irving ISD district report
TEA 2026 campus/district listing

School assignment
Verify exact address with the district

OUTDOOR IRVING

92 Parks, 2,000+ Acres & an Expanding Campion Trail

Irving maintains more than **90 parks and 2,000+ acres of parkland**, while the City homepage highlights more than **33 miles of trails**. In October 2026, Irving completed **Campion Trail Phase 1B**, adding a 1.8-mile segment along the Elm Fork of the Trinity River.

Campion Trail

The Trinity River greenbelt is one of Irving's strongest recreation assets and continues to gain regional connections.

Let's Play Irving

The City's aquatics and recreation initiative represents approximately $103 million in facility investment.

Senter Park

Major aquatic/recreation center construction is underway as Irving reinvests in older south-city park infrastructure.

Irving Parks + Trails • Campion Trail and park project updates

OWNERSHIP COST

Irving Property Taxes, PIDs & Special Districts

Irving City Council adopted the FY 2026-27 budget on September 10, 2026 based on maintaining a municipal tax rate of **$0.5891 per $100 valuation**. The City's fiscal year began October 1.

Some properties require an additional layer of research. The **Bridges of Las Colinas PID/TIF district**, for example, covers 122 acres near SH 114 and Belt Line Road and uses annual PID assessments to help pay for infrastructure such as bridges, water, sewer, parks and trails.

> **Buyer-budget rule:** verify the exact parcel's City, county, school, college/hospital and PID or other special-district obligations. A Las Colinas property with a PID assessment should not be compared only on headline tax rate.

Irving budget • Bridges of Las Colinas PID/TIF • Dallas Central Appraisal District

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2027 OUTLOOK

What to Watch in Irving Real Estate in 2027

Irving's next phase is likely to be defined by **redevelopment and density**, not greenfield suburban expansion. Corporate campuses, state-enabled multifamily development, Heritage District planning, the former stadium site and transportation investment can all alter the city's housing mix.

Las Colinas office-to-residential potential

State law makes some conversions easier, which could gradually turn aging office inventory into housing or mixed-use projects.

East Gateway remains the long-horizon prize

More than 400 acres around the former Texas Stadium area give Irving one of the largest redevelopment opportunities inside the urbanized DFW core.

Heritage District gets more attention

Neighborhood planning, Irving Boulevard reconstruction and form-based code discussions could bring more investment to south/central Irving.

Transit becomes more local

The Irving Connector can make existing rail stations and Las Colinas amenities more useful by closing the last-mile gap.

Corporate demand remains durable

Wells Fargo and Irving's headquarters base support relocation demand even when regional housing activity slows.

Mortgage rates still matter

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

Texas Real Estate Research Center - forecast through summer 2027.

BOOKMARK THESE

Irving Official & Approved Resource Directory

City of Irving
Government, services and city news

Irving Planning
Zoning, development and planning resources

City Focus Areas
Economic development and infrastructure priorities

Heritage Neighborhood Plan
South Irving planning initiative

Visit Irving
Visitor, convention and cultural resources

Las Colinas Urban Center Station
DART Orange Line

DART
Regional rail and bus system

DFW Airport
Airport information and construction

Irving ISD
School district resources

Irving Parks + Trails
Parks, trails and recreation

Dallas Central Appraisal District
Property appraisal records

Dallas County Tax Office
Property-tax information

NTREIS
Professional North Texas MLS data

Redfin Irving
Allowed housing-market source

Realtor.com Irving
Allowed housing-market source

Zillow Irving
Allowed home-value source

Homes.com Irving
Allowed consumer real-estate source

Texas Real Estate Research Center
University housing research

FREQUENTLY ASKED QUESTIONS

Irving, Texas FAQ

How many people live in Irving, Texas?

The U.S. Census Bureau estimated Irving at 257,076 residents on July 1, 2025.

How diverse is Irving?

The 2020-2024 ACS estimates 42.5% of Irving residents are foreign-born and 61.8% of people age 5+ speak a language other than English at home.

What is the Irving median home price in 2026?

Realtor.com reports a September 2026 median sold price of $393,906. Redfin reports a rolling three-month median sale price of $389,814 through September. The two sources use different methodologies.

How many homes sold in Irving in September 2026?

Redfin reports 307 Irving homes sold in September 2026.

How many homes sold in Irving this year?

Public portals do not expose a clean, consistent Jan. 1-through-Sept. 30 city total under the same methodology. Agents should use NTREIS for an exact year-to-date closed-sales count.

Is Irving a buyer's market?

Realtor.com characterizes Irving as a buyer's market in September 2026, with 597 active listings and 57 median days on market. Redfin rates the city somewhat competitive.

What is Las Colinas?

Las Colinas is a 12,000-acre master-planned community in Irving with corporate offices, residences, hotels, Lake Carolyn, Mandalay Canals, the Irving Convention Center and Toyota Music Factory.

What are the Mustangs of Las Colinas?

The Mustangs of Las Colinas are nine bronze mustang sculptures installed at Williams Square Plaza in 1984. Visit Irving describes the installation as the world's largest equestrian sculpture.

How important is tourism to Irving?

Visit Irving represents a hospitality economy of more than $3.4 billion per year and says Irving welcomes more than four million visitors annually.

What is Irving's city property-tax rate?

Irving's FY 2026-27 budget maintains a municipal tax rate of $0.5891 per $100 of valuation.

Does Irving have Public Improvement District assessments?

Yes in certain areas. Bridges of Las Colinas is a 122-acre PID/TIF area with annual assessments used to help finance infrastructure including bridges, water, sewer, parks and trails.

What major corporate development is new in Irving?

Wells Fargo opened a new 22-acre Las Colinas campus in 2025 designed to accommodate about 3,000 employees, with transit access and extensive sustainability systems.

What could happen at the former Texas Stadium site?

The City identifies more than 400 acres around Irving's eastern gateway as a major mixed-use development opportunity. Zoning exists for the former stadium area, but future construction should be verified project by project.

What is happening in Irving's Heritage District?

The City is completing a neighborhood plan for roughly 1,036 acres and 7,600 residents, including future land-use and form-based-code discussions.

Does Irving have rail transit?

Yes. DART's Orange Line serves Irving and DFW Airport, while Trinity Railway Express serves Downtown and West Irving. The City also launched Irving Connector local routes in 2026.

What is Irving ISD's 2026 accountability rating?

TEA's 2026 data lists Irving ISD with an overall C rating and score of 78. Individual campuses vary substantially.

How much park and trail space does Irving have?

Irving maintains more than 90 parks and more than 2,000 acres of parkland. The City also highlights more than 33 miles of trails, including the expanding Campion Trail system.

What should buyers compare between Las Colinas and South Irving?

Compare housing type, HOA or condo costs, age, price tier, school assignment, transit access, commute, PID assessments and renovation needs. The two areas function as very different real-estate submarkets.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Irving, Las Colinas and 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 and state law implementation can change. Verify taxes, PID assessments, school assignments, zoning, floodplain, HOA/condo obligations, transit impacts and project status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.