DFW PICS • JUSTIN CITY GUIDE

Justin, Texas: 2026 City Guide, Real Estate Market, Old Town, Northwest ISD & Growth

Justin is still a small city, but it is no longer a slow-growth rural outpost. The Census Bureau estimates **7,285 residents in 2025**, up **65.6% from the April 2020 estimate base**. New subdivisions, Northwest ISD growth, Old Town planning, FM 407 and FM 1171 improvements, and the broader Alliance corridor are reshaping the market while the city works to preserve a recognizable small-town center.

Explore Justin Real Estate | See Growth & Development | Download Printable PDF

Research update: October 31, 2026 • September is the latest completed housing-market month.

7,285
U.S. Census Bureau population estimate, July 1, 2025

65.6%
Growth from April 2020 estimate base

$469,776
Redfin rolling 3-month median sale price, September 2026

$0.641816
Adopted FY 2027 City tax rate per $100 valuation

NAVIGATE THE GUIDE

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CITY SNAPSHOT

Justin at a Glance

Measure	Latest cited figure	Why it matters
Population estimate	7,285 (July 1, 2025)	Up 65.6% from the April 2020 estimate base.
2020 Census population	4,409	Shows the speed of recent household growth.
Persons under 18	31.1%	Family-age households are a major part of housing demand.
2026 Realtor median sold price	$437,500	September completed-month measure.
2026 Redfin rolling median	$469,776	Three-month measure through September.
2026 Zillow typical value	$363,503	Different methodology and geography; use separately.
City tax rate	$0.641816	Adopted Sept. 17, 2026 for FY 2026-27.

U.S. Census Bureau QuickFacts - Justin • City of Justin Finance

BOUNDARY AWARENESS

Justin City Limits and the 76247 Market Are Not Identical

Justin's incorporated population is 7,285, but real-estate searches for Justin and ZIP 76247 can include a broader geography. Realtor.com's September 2026 page shows **970 active listings**, far more inventory than a 7,000-person municipality would normally support. Buyers and agents should distinguish legal city limits, ETJ, postal address and school district.

City limits

Determine municipal zoning, city property tax and many local services.

ETJ

Justin's interactive maps identify extraterritorial jurisdiction around the city where development rules can differ.

76247

Postal and portal geography can include areas outside incorporated Justin, making ZIP-level statistics broader than city-limit statistics.

Buyer rule: verify the exact parcel rather than relying on "Justin, TX 76247" in a listing header.

Justin Development Services / GIS • Realtor.com 76247 market

RAILROAD TOWN

Justin's Identity Began With Rail and Agriculture

1887: Justin's town identity dates to the railroad/post-office era reflected on the city's water-tower branding.

Early decades: Agriculture, livestock and rail access define the local economy.

Late 20th century: North Texas suburban expansion and Alliance-area employment begin changing the city's context.

2020s: Rapid residential development pushes Justin to update its comprehensive plan, Old Town strategy, parks and public-safety infrastructure.

HISTORIC CORE

Old Town Justin Has a New 20-Year Planning Framework

In January 2026, Justin City Council unanimously approved the Old Town Master Plan and rezoning with conditions, including a revised plan boundary and increased minimum lot sizes in the traditional-neighborhood area. The planning effort is intended to preserve historic small-town character while guiding future redevelopment, streets, housing and commercial activity.

> **Real-estate implication:** Old Town should not be treated as a static historic district. Form-based planning and corridor work can create new infill and commercial opportunities while changing what can be built near existing homes.

Old Town Plan • January 2026 approval update

HOUSING MARKET

Justin Real Estate Market: September 2026

Redfin reports a rolling three-month median sale price of **$469,776**, **40 September sales**, **77 median days on market** and a **97.6% sale-to-list ratio**. Realtor.com reports a **$416,500 median listing price**, **$437,500 median sold price**, **970 active listings** and **57 median days on market**. Zillow reports a September typical home value of **$363,503**, down **3.0% year over year**.

Buyer leverage is normal

Redfin reports average sales around 3% below final list price and 48% of listings with price drops.

Portal geography differs

Realtor.com's 970 listings and Zillow's broader market coverage indicate that consumer "Justin" data can reach beyond the city-limit market.

New construction matters

Timberbrook and other expanding communities create direct builder competition for newer resales.

Rent is still substantial

Realtor.com reports a September median rent of about $2,750, while Zillow's average rent is about $2,087 under a different methodology.

Redfin Justin market • Realtor.com Justin market • Zillow Justin market

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **40 homes sold in September 2026**, down from 55 a year earlier. Because public portals do not expose one consistent Jan. 1-through-Sept. 30 Justin city-limit series, this guide does not fabricate a year-to-date total.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September 2026	40 homes sold	$469,776 rolling 3-month median	Redfin current city tracker.
September 2026	970 active listings	$437,500 median sold	Realtor.com broader Justin market.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September month-end	224 for-sale listings	$363,503 typical value	Zillow market series; different methodology.

For an exact 2026 YTD total: run NTREIS using the exact geography you want to publish - incorporated Justin, ZIP 76247, or a custom polygon - and keep that definition consistent.

MICRO-MARKETS

Justin Housing Submarkets & New Construction

Timberbrook

One of Justin's major newer communities, with expanding trails and the new Peterson Park inside the subdivision.

Reatta Ridge

Established planned housing with its own park and a resale market distinct from new-build inventory.

Old Town

Older homes, smaller blocks and infill opportunities near College Avenue, FM 156 and the historic core.

Meadowlands

Established suburban product where age, renovation and lot placement matter more than builder incentives.

Outer 76247

New subdivisions outside the incorporated city can still be marketed as Justin and may use different taxes, utilities and zoning.

Acreage / edge properties

Land value, road frontage, septic/utilities and future development plans can dominate pricing.

BUYER & RELOCATION DUE DILIGENCE

What Justin Buyers Should Verify

- **Legal jurisdiction:** incorporated Justin, ETJ, unincorporated Denton County or another municipality.
- **Taxing units:** city, county, school, college and special-district obligations by parcel.
- **School assignment:** Northwest ISD grows quickly and attendance boundaries can change.
- **Builder incentives:** compare rate buydowns and closing credits with resale pricing.

- **FM 407 / FM 1171 / FM 156:** check planned road alignments and current construction.
- **Utilities:** verify water, sewer or septic and provider at the exact property.
- **Old Town rules:** infill and redevelopment should be checked against the 2026 Old Town plan and form-based code.
- **Alliance commute:** proximity can be a major advantage, but test peak-hour drive times.

SELLER STRATEGY

How Justin Sellers Can Compete

Clarify city and school boundaries

A listing is stronger when taxes, jurisdiction, utilities and school assignment are explained accurately.

Know builder incentives

New-home financing promotions can be the biggest competitor for newer resale homes.

Show land and location context

Aerial media can communicate proximity to Old Town, Alliance, open land, parks and future roads.

DFW Pics listing-media opportunity: Justin's new homes, acreage properties and rapidly changing development context benefit from professional photography, aerial media, floor plans and video. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

GROWTH & DEVELOPMENT

Justin Is Planning for a Larger City, Not Just More Subdivisions

The Imagine Justin Comprehensive Plan brings together future land use, a thoroughfare plan, parks/trails, housing, economic development and public facilities. The city's Development Services department also maintains interactive maps for zoning, ETJ and active projects.

The larger economic context is the North Texas Alliance corridor: Justin sits close to Alliance Airport, I-35W logistics/employment and northwest Fort Worth growth. That gives residents access to major jobs while placing more pressure on roads, utilities and public safety.

Imagine Justin Comprehensive Plan • Development Services

TRANSPORTATION

FM 407, FM 1171, FM 156 & Regional Access

Justin's planning documents include current FM 407 and FM 1171 realignment schematics, while FM 156 remains the historic north-south spine through town. These corridors connect Justin to I-35W, Alliance employment, Argyle, Northlake and other fast-growing Denton County communities.

> **Buyer rule:** check current schematics when buying near major roads. Rural-looking frontage can change materially as a corridor is widened, realigned or urbanized.

Justin Planning & Zoning - FM 407 / FM 1171 schematics

PUBLIC FACILITIES

Fire Station No. 2 Opened in October 2026

Justin's new Fire Station No. 2 at **11042 FM 407** held its grand opening on October 24, 2026. It is the city's first-ever new municipal building project and was funded through a citizen-approved bond to improve emergency response and capacity.

The Justin Fire Department serves a much larger area than the incorporated city: its service district covers roughly **75 square miles** and about **17,500 people**, including Justin, Dish, New Fairview and unincorporated Denton County.

> **Growth signal:** the new station is physical evidence that public-service infrastructure is catching up with residential growth outside the historic core.

Fire Station No. 2 grand opening • Justin Fire Department

EDUCATION

Northwest ISD: High-B District in a Rapid-Growth Corridor

Northwest ISD's current accountability page reports an overall **89 / high-B** district score. The district serves a broad growth region, and its campus list includes Justin Elementary, Haslet Elementary and many newer campuses added as enrollment expands.

Buyer rule: verify the exact attendance zone with Northwest ISD. Rapid growth can lead to new schools and boundary changes that are not reflected immediately in third-party listing sites.

Northwest ISD Accountability

PARKS & TRAILS

Community Park, Reatta Park & New Peterson Park

Community Park

Walking trail, playgrounds, baseball/softball fields, soccer fields and a 9-hole disc-golf course.

Reatta Park

Basketball, walking trail, playground, pond observation deck and covered pavilion.

Peterson Park

New 2.7-acre Timberbrook park under construction with basketball/pickleball, ping pong, cornhole, 200-seat amphitheater, trails and event space.

Justin parks and facilities • Peterson Park

OWNERSHIP COST

Justin Property Taxes: FY 2027

The City of Justin adopted a FY 2026-27 property-tax rate of **$0.641816 per $100 taxable valuation** on September 17, 2026. That final adopted rate is lower than the earlier proposed rate published during budget hearings.

The City has also been investing in public facilities through bonds. A 2025 municipal-complex proposal estimated that the first bond issuance would begin affecting tax bills in fall 2027, while Fire Station No. 2 was already completed under a prior voter-approved bond.

Total-bill reminder: City tax is only one component. Denton County, Northwest ISD, college and any special district taxes must be calculated for the exact parcel.

Justin Finance - adopted FY 2027 tax rate • 2025 bond FAQ

2027 OUTLOOK

What to Watch in Justin Real Estate in 2027

Old Town plan moves into implementation

Form-based zoning and corridor work can bring new infill and commercial activity to Justin's core.

New-home competition stays strong

Builder inventory will continue influencing resale pricing and incentives.

FM 407 / FM 1171 planning matters

Road alignment and capacity will affect commute, frontage and development values.

Public infrastructure catches up

Fire Station No. 2 and future civic investments reflect a city scaling its services for a much larger population.

Alliance influence deepens

Employment growth around I-35W and Alliance remains one of Justin's strongest demand drivers.

Boundary literacy becomes essential

As Justin and nearby 76247 development expand, agents who clearly explain city limits, taxes and utilities will provide more value.

BOOKMARK THESE

Justin Official & Approved Resource Directory

City of Justin
Government, services and news

Development Services
GIS, zoning, ETJ and development map

Planning & Zoning
FM 407/1171 schematics and planning documents

Imagine Justin Plan
Comprehensive planning framework

Old Town Plan
Old Town master plan and form-based code

City Finance
Budget and adopted tax rate

Justin Parks
Parks and facilities

Northwest ISD
District resources

Denton CAD
Property appraisal records

NTREIS
Professional North Texas MLS data

Redfin Justin
Allowed market source

Realtor.com Justin
Allowed market source

Zillow Justin
Allowed home-value source

Homes.com Justin
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Justin, Texas FAQ

How many people live in Justin, Texas?

The U.S. Census Bureau estimated Justin at 7,285 residents on July 1, 2025.

How fast is Justin growing?

The Census Bureau estimates Justin grew 65.6% from the April 2020 estimate base through July 2025.

Does ZIP code 76247 equal Justin city limits?

No. ZIP 76247 and consumer-market searches can include areas outside incorporated Justin. Verify the exact parcel and jurisdiction.

What is the Justin median home price in 2026?

Redfin reports a rolling three-month median sale price of $469,776 through September. Realtor.com reports a September median sold price of $437,500. The sources use different methodologies.

How many homes sold in Justin in September 2026?

Redfin reports 40 homes sold in September 2026.

How many homes sold in Justin this year?

Public portals do not provide one consistent Jan. 1-through-Sept. 30 city-limit total. Use NTREIS with the exact geography you intend to publish.

Is Justin a buyer's market?

Realtor.com classified Justin as a buyer's market in September 2026, while Redfin described it as somewhat competitive.

What is the Old Town Justin plan?

The City approved an Old Town Master Plan and rezoning in 2026 to preserve historic character while guiding future infill, streets and commercial development.

What is Justin's city property-tax rate?

The adopted FY 2026-27 City tax rate is $0.641816 per $100 taxable valuation.

Which school district serves Justin?

Northwest ISD serves Justin and the broader growth area. Exact campus assignment should be verified by address.

What is Northwest ISD's current accountability score?

The district's current accountability page reports an overall score of 89, a high B.

What is Timberbrook?

Timberbrook is one of Justin's major newer residential communities and includes expanding trails and the new Peterson Park site.

What is Peterson Park?

Peterson Park is a new 2.7-acre park under construction in Timberbrook with basketball, pickleball, ping pong, cornhole, an amphitheater, trails and event space.

What major public-safety project opened in 2026?

Fire Station No. 2 at 11042 FM 407 held its grand opening on October 24, 2026.

Why is Alliance important to Justin?

The Alliance/I-35W employment corridor provides major logistics, aviation, industrial and office employment within commuting distance of Justin.

What road projects should Justin buyers watch?

FM 407, FM 1171 and FM 156 are important corridors, and the City publishes current schematics and planning documents for them.

What should buyers verify about utilities?

Check the exact water, sewer or septic provider and service availability because outer-area properties can differ from newer city subdivisions.

What should sellers emphasize in Justin?

Accurate jurisdiction, school and tax information, builder comparisons, lot characteristics, Alliance access and future-development context can materially improve listing positioning.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Justin and Northwest Denton 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. Verify city limits, ETJ status, taxes, school assignment, utilities, zoning, road projects, HOA obligations, builder incentives and project status for the specific parcel and decision date. Fair-housing laws apply to real-estate marketing and client guidance.