DFW PICS • LITTLE ELM CITY GUIDE

Little Elm, Texas: 2026 City Guide, Real Estate Market, Lake Lewisville, Lakefront & Growth

Little Elm has evolved from a small lakeside town into one of North Texas' fastest-growing residential communities. The Census Bureau estimates **62,727 residents in 2025**, up **36.2% from the April 2020 estimate base**. Yet unlike many fast-growth suburbs, Little Elm's identity is shaped by **66 miles of Lewisville Lake shoreline**, a public beach, marinas, The Lakefront District, large master-planned communities and a US 380 corridor that continues to add homes and commercial activity.

Explore Little Elm Real Estate | **Explore Lakefront Living** | **Download Printable PDF**

Research update: October 25, 2026 • September is the latest completed Realtor.com/Zillow market month; Redfin's city tracker is through August 2026.

62,727
U.S. Census Bureau population estimate, July 1, 2025

36.2%
Growth from April 2020 estimate base to July 2025

$395,000
Realtor.com median sold price, September 2026

66 miles
Town-reported shoreline along Lewisville Lake

NAVIGATE THE GUIDE

Table of Contents

1. Little Elm at a Glance
2. One of North Texas' Fastest-Growing Towns
3. History: Peters Colony to Lake Town
4. The Lakefront District & Little Elm Beach
5. Parks, Trails, Marinas & Lake Recreation
6. IRONMAN, Lakefront Events & Visitor Economy
7. 2026 Little Elm Real Estate Market
8. Homes Sold This Year & This Month
9. Housing Submarkets & Price Tiers
10. Master-Planned Communities & New Construction
11. Buyer & Relocation Due Diligence
12. Seller & Listing-Agent Strategy
13. US 380 & Lakefront Corridor Planning
14. Hill Lane, Oak Grove & Transportation Projects
15. Little Elm ISD + Multiple School Districts
16. Property Taxes, MUDs, PIDs & Ownership Costs
17. Water & Utility Cost Trends
18. 2027 Outlook
19. Official & Approved Resources
20. Little Elm FAQ

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

CITY SNAPSHOT

Little Elm at a Glance

Little Elm is a high-growth, predominantly owner-occupied community with strong household incomes and an unusually strong relationship with the lake. The Census Bureau's latest profile also shows a younger household base, long commutes and relatively high ownership costs - all useful relocation context.

Measure	Latest cited figure	Why it matters
Population estimate	62,727 (July 1, 2025)	Up 36.2% from the April 2020 estimate base.
2020 Census population	46,453	Shows the scale of post-2020 expansion.
Owner-occupied housing rate	70.1%	Homeownership remains the dominant housing pattern.
	$420,700	ACS benchmark, not a live 2026 sale-price statistic.

Measure	Latest cited figure	Why it matters
Median owner-occupied value		
Median household income	$119,219	2020-2024 ACS in 2024 dollars.
Bachelor's degree or higher	44.2%	Supports a professional and commuter-oriented workforce.
Persons under 18	28.0%	Family-age households remain a major part of housing demand.
Foreign-born population	19.5%	Reflects Little Elm's increasingly diverse growth.
Median gross rent	$1,953	Useful benchmark when comparing renting versus buying.
Mean travel time to work	34.6 minutes	Longer commuting is a real tradeoff of outer-suburban growth.
Land area	18.07 square miles (2020)	The Town also reports a broader municipal footprint of roughly 22.7 square miles in recent financial reporting.

U.S. Census Bureau QuickFacts - Little Elm.

FAST-GROWTH LITTLE ELM

Little Elm Grew 36.2% in Just Over Five Years

The population story is one of the strongest in this city-guide series: the 2025 estimate is more than 16,000 residents above the Census Bureau's April 2020 estimate base. Growth is not confined to one subdivision; it spans the traditional 75068 core, the US 380 corridor and communities that interact with Frisco, Denton and Aubrey-area growth.

Owner-occupied growth

With 70.1% owner occupancy, new subdivision construction has translated directly into household formation rather than primarily apartment growth.

Multiple school districts

Growth stretches across Little Elm ISD, Denton ISD and Frisco ISD boundaries, making address-level school research essential.

Infrastructure follows rooftops

Hill Lane, Oak Grove, Fishtrap, US 380 and water/wastewater projects reflect the cost of accommodating rapid household growth.

Real-estate implication: high population growth does not automatically mean rising home prices every year. In 2026, Little Elm is experiencing strong long-term demand but softer short-term pricing because new-home supply and resale inventory give buyers more options.

PIONEER SETTLEMENT RESHAPED BY WATER

From Peters Colony to a Lakefront Town

Little Elm traces its roots to the Republic of Texas era. The Texas Historical Commission records early Peters Colony settlement in the 1840s, the establishment of a Little Elm post office in **1852**, and the gradual consolidation of small settlements including Lloyd, Hackberry, Dickson and Hilltown.

1840s: Early Peters Colony settlers establish farms and communities in the area.

1852: Little Elm receives a post office, with C.C. "Kit" King serving as postmaster.

1925-1926: Creation of Lake Dallas begins changing the area's relationship with water and recreation.

Mid-1950s: Garza-Little Elm Reservoir - today's Lewisville Lake - expands dramatically, requiring relocation of historic roads, cemeteries and structures.

1966: Little Elm officially incorporates.

2000s-2020s: Metroplex growth transforms Little Elm from a small lake community into a major residential growth market.

Texas Historical Commission - Community of Little Elm marker • Town 2025 Annual Comprehensive Financial Report

THE DEFINING LOCAL ASSET

The Lakefront District & Little Elm Beach

Little Elm's competitive advantage is physical: 66 miles of shoreline.

Few suburban communities in North Texas can make everyday lake access part of their identity. The Lakefront District packages that advantage into a destination area with beach, restaurants, parks, events, trails, indoor recreation and the Town's first hotel.

Little Elm Park at 701 W. Eldorado Parkway includes the public swim beach, boat ramp, athletic fields, tent camping, hiking/biking trails, picnic areas, sand volleyball and an amphitheater. The beach is an enclosed sand-swimming area where boat traffic is prohibited.

Little Elm Beach

The Town promotes it as the largest public beach in North Texas, with seasonal parking controls and lake-oriented events.

The Cove at The Lakefront

An indoor aquatic destination that extends Little Elm's recreation identity beyond warm-weather lake season.

The Elm hotel

Little Elm's first hotel opened in 2023 with 77 rooms in the Lakefront District, adding overnight tourism capacity.

Little Elm Park • The Elm hotel • Discover Little Elm - 66 miles of shoreline

LIFE AROUND LEWISVILLE LAKE

Parks, Trails, Marinas & Lake Recreation

The Town maintains a broad park and trail system that uses shoreline as recreation infrastructure rather than simply scenery. Cottonwood Park, Union Park and McCord Park give different parts of the community access to lake, sports and neighborhood amenities.

Cottonwood Park

Recently renovated lakefront park with pavilions, kayak launch, fishing and a 1.5-mile nature trail; adjacent Cottonwood Creek Marina adds boat and kayak rentals.

Union Park

A 35-acre wooded community park north of US 380 with trails, fishing pond, food-truck area, dog park, pickleball, volleyball and fitness stations.

Little Elm Park renovation

A 2025-2026 improvement project includes campground remodeling, amphitheater renovation, a boardwalk bridge and paved overflow parking.

Little Elm Parks & Trails • Cottonwood Park • Union Park • Little Elm Park renovation

DESTINATION GROWTH

IRONMAN 70.3, Lakefront Events & the Visitor Economy

Little Elm hosted the inaugural **IRONMAN 70.3 Dallas-Little Elm** on March 15, 2026. The Town said approximately **2,500 athletes** would visit Denton County for the event, with Little Elm Beach and Lakefront facilities integrated into race operations.

The Lawn at The Lakefront also hosts year-round programming, farmers markets, fitness events, holiday programming and community gatherings. This event strategy helps Little Elm turn a residential lake amenity into a regional destination and small-business driver.

> **Real-estate takeaway:** proximity to The Lakefront can add lifestyle appeal, but buyers should also understand event traffic, seasonal parking, park operating rules and road closures.

IRONMAN 70.3 traffic/event information • The Lakefront District

HOUSING MARKET

Little Elm Real Estate Market: Fall 2026

Little Elm's 2026 market gives buyers significantly more leverage than the boom years. Realtor.com reports a **$409,900 median listing price**, **$395,000 median sold price**, **833 active listings** and **63 median days on market** in September.

Redfin's current city series runs through August 2026 and reports a **$405,000 rolling three-month median sale price**, **192 August sales**, **66 median days on market** and a **97.6% sale-to-list ratio**. Zillow reports a September typical home value of **$390,812**, down **5.3% year over year**.

Buyer market conditions

Realtor.com labels Little Elm a buyer's market. Redfin says more than half of listings had price reductions in its August data.

Builder supply matters

Newer neighborhoods and quick move-in homes give buyers alternatives to resale inventory and can create pressure on sellers.

Rent remains relatively high

Realtor.com reports a September median rent of $2,225; Zillow's average rent was $2,268.

Prices vary sharply by submarket

Realtor.com shows listing medians ranging from the low-$300Ks in some established subdivisions to well above $800K in lake-oriented luxury areas.

Realtor.com Little Elm market • Redfin Little Elm market • Zillow Little Elm home values

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **192 homes sold in August 2026**, the latest completed citywide count in its current market series. Its recently sold search reports **53 homes sold in the past month**, which is a rolling period rather than a calendar-month figure.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
August 2026	192 homes sold	$405,000 rolling 3-month median	Redfin current city tracker.
September 2026	833 active listings	$395,000 median sold price	Realtor.com completed-month summary.
September month-end	562 for-sale listings	$390,812 typical home value	Zillow inventory + ZHVI; not a sold-price median.
Current rolling month	53 homes sold	Property-specific	Redfin recently-sold search; not a calendar-month total.
Homes.com archive	Large multi-period sold archive	Property-specific	Useful for property research, not a clean YTD count.

For an exact 2026 year-to-date total: use NTREIS with Little Elm town limits, closed status and a Jan. 1-through-reporting-date filter. Do not mix portal counts with different city boundaries or rolling time windows.

Redfin recently sold Little Elm • Homes.com Little Elm sold archive • NTREIS

MICRO-MARKETS

Little Elm Housing Submarkets & Price Tiers

Sunset Pointe

One of Little Elm's largest established communities, with a broad 2000s-2010s resale range and extensive neighborhood amenities.

Frisco Hills / eastern Little Elm

Newer and generally higher-priced housing near Frisco boundaries; school assignment and access to FM 423 are major decision factors.

Valencia on the Lake

Newer lakeside master-planned housing north/east of the traditional core with strong amenity and new-build competition.

Union Park / US 380

Hillwood master-planned product, newer homes and a major public/community park define this high-growth corridor.

Lakefront / older core

Older homes, infill and shoreline proximity create a different comp set from newer master-planned neighborhoods.

Sunrise Bay / lake luxury

Lake-oriented and larger-lot homes can trade far above the citywide median; shoreline, view, easements and access become central value variables.

MASTER-PLANNED GROWTH

New Construction Is a Major Competitive Force

Little Elm's subdivision map and HOA directory show how extensively the town has expanded through planned communities: Union Park, Valencia on the Lake, Frisco Hills, Sunset Pointe, Paloma Creek areas, Prairie Oaks, Hillstone Pointe, Spiritas Ranch and others.

US 380

Union Park

Hillwood's community includes a 35-acre wooded park, pond, food-truck area, dog park, trails, pickleball, fitness stations and other amenities. The Town describes the park as a public-private planning partnership.

Lake-oriented growth

Valencia on the Lake

Multiple phases appear in the Town's subdivision inventory, illustrating how newer lake-adjacent housing has expanded Little Elm beyond its historic core.

Established resale competition

Sunset Pointe

One of the largest legacy planned communities remains an important resale benchmark for buyers comparing space, amenities and price against new construction.

Eastern growth

Frisco Hills / Frisco Ranch

These communities blur the market line between Little Elm and Frisco, making city limits, school district and tax jurisdiction as important as the subdivision name.

New-home buyer rule: compare builder incentives, mortgage-rate buydowns, lot premiums, MUD/PID or other special-district costs, HOA dues and completion timeline against the all-in cost of a resale home.

Union Park • Town subdivision map/inventory • Town HOA directory

BUYER & RELOCATION DUE DILIGENCE

What Little Elm Buyers Should Verify

- **Town limits:** Little Elm mailing addresses, Little Elm ISD attendance and actual Town incorporation are not the same thing.
- **School district:** Little Elm contains portions of Little Elm ISD, Denton ISD and Frisco ISD.
- **MUD / PID / SUD:** special-district taxes and assessments can materially change annual ownership costs.
- **Builder incentives:** compare net effective cost, not just list price, when shopping newer communities.
- **Lake proximity:** investigate floodplain, drainage, Corps of Engineers/shoreline restrictions, easements and actual lake access.
- **US 380 commute:** test real peak-hour drive times rather than estimating from mileage.
- **Future commercial uses:** check the Town's US 380 commercial-development map and corridor plan near undeveloped parcels.

- **Water/utility costs:** outdoor irrigation can be expensive; Little Elm's tiered rates rise with usage.

SELLER STRATEGY

How Little Elm Sellers Can Compete in a Buyer-Friendlier Market

Know the builder competition

A resale listing may compete with a brand-new quick move-in offering a mortgage-rate incentive and closing-cost credit.

Show the lake lifestyle

Beach, marina, trails and Lakefront proximity can differentiate Little Elm from inland alternatives when communicated visually.

Price for 2026, not 2022

With longer market times and frequent price reductions, aspirational pricing can cost sellers momentum.

DFW Pics listing-media opportunity: Little Elm homes benefit from aerial context that shows lake access, master-planned amenities, green space and the relationship to Frisco/US 380 growth. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

PLANNING FOR THE NEXT GROWTH CYCLE

US 380 & Lakefront Corridor Small-Area Plans

The Town initiated updated planning for two of its most consequential areas: **The Lakefront District along Eldorado Parkway** and the **US 380 corridor**. The small-area planning process evaluates existing land uses, market and development trends, redevelopment potential, design standards and long-term growth strategy.

Lakefront District

The central challenge is balancing tourism, restaurants, events, public parks and redevelopment with existing neighborhoods and lake access.

US 380 corridor

The corridor carries newer subdivisions, commercial development and regional traffic, making access management and design increasingly important.

Town Small Area Plans.

TRANSPORTATION PRESSURE

US 380, Hill Lane, Oak Grove & Fishtrap

US 380 is a state highway controlled by TxDOT and remains one of the most important commute and development issues for northern Little Elm. The Town maintains a dedicated 380 commercial-development map covering the corridor between FM 720/Oak Grove Parkway and FM 423.

In 2026, the **Hill Lane Expansion Project** entered active construction near Oak Grove and Eldorado, while Town capital reporting also tracked **Oak Grove/Eldorado intersection improvements** and a partnership with Denton County to expand **Fishtrap Road from two lanes to a four-lane divided roadway**.

> **Buyer rule:** growth-corridor road projects can improve long-term access but create short-term construction, detours and noise. Check current project status before closing.

US 380 information • Hill Lane Expansion • 2026 infrastructure report

EDUCATION

Little Elm ISD + Denton ISD + Frisco ISD

Little Elm is unusual because three public school districts serve properties within the Town: **Little Elm ISD**, **Denton ISD** along northern/US 380 areas, and **Frisco ISD** in eastern Little Elm.

Little Elm ISD's 2026 accountability score was **78 / C**, only two points below a B. Little Elm High School earned an **84 / B** and an A in College, Career and Military Readiness. The district reports ending 2025-26 enrollment of **7,572 students** and an estimated 7,456 students for 2026-27.

> **Fair-housing best practice:** provide objective attendance-zone and accountability resources and verify the exact property address. Do not assume every Little Elm address is in Little Elm ISD.

Town education directory • Little Elm ISD 2026 accountability • LEISD enrollment and tax facts

OWNERSHIP COST

Little Elm Property Taxes: FY 2027

The Town's adopted FY 2026-27 budget lists a municipal property-tax rate of approximately **$0.5499 per $100 valuation**. The Town's budget page shows an adopted FY 2027 rate of $0.549901, with approximately $0.47082 for maintenance and operations and $0.079079 for debt service.

Tax component / entity	2026 / FY 2027 rate
Town of Little Elm	Approx. $0.5499 per $100
Town M&O component	$0.470820
Town debt-service component	$0.079079
Little Elm ISD	$1.2252

Denton County's truth-in-taxation database also lists the 2026 Town rate at approximately $0.5499 and Little Elm ISD at $1.2252. Depending on the property, buyers may also face a **MUD, SUD or PID**.

> **Important:** do not compare Little Elm homes using purchase price alone. Special-district taxes can produce materially different monthly payments between neighborhoods with similar list prices.

Town FY 2026-27 adopted budget • Denton County truth-in-taxation database • Little Elm property-tax information

---

A PRACTICAL RELOCATION COST

Water Rates Matter in a Fast-Growing Lawn-and-Irrigation Market

Little Elm's adopted utility schedule increased the standard 5/8-inch residential minimum water charge to **$31.30 beginning Oct. 1, 2026**. Residential usage above 2,000 gallons is tiered, with the highest listed FY 2027 usage tier at $9.69 per 1,000 gallons.

> **Buyer budgeting tip:** a large irrigated lot can create a meaningful summer utility cost. Request 12 months of actual water bills when comparing established homes and master-planned properties.

Little Elm utility rates.

2027 OUTLOOK

What to Watch in Little Elm Real Estate in 2027

Little Elm enters 2027 with strong population fundamentals but a softer housing-price environment. That usually favors careful buyers and creates more pressure on sellers and builders to compete on total value rather than headline price.

US 380 keeps absorbing development

Residential and commercial activity along the corridor should continue changing northern Little Elm's identity.

Lakefront redevelopment becomes more strategic

The corridor plan can shape how tourism, restaurants, public space and private development evolve around the Town's strongest natural asset.

Builder incentives remain important

As long as new-home inventory is available, resale sellers must compete with financing incentives and quick move-in inventory.

Road capacity remains a constraint

Hill Lane, Oak Grove, Fishtrap and TxDOT projects will influence commute times and neighborhood desirability.

Lake lifestyle remains the moat

Even as nearby towns build similar homes, Little Elm's public beach, marinas and shoreline remain difficult to replicate.

Mortgage rates still shape affordability

The Texas Real Estate Research Center's baseline through summer 2027 anticipates mortgage rates broadly around the 6%-7% range.

Texas Real Estate Research Center forecast.

BOOKMARK THESE

Little Elm Official & Approved Resource Directory

Town of Little Elm
Government, projects, news and services

Discover Little Elm
Visitor, events and lakefront resources

The Lakefront District
Beach, events, dining and entertainment

Little Elm Parks & Trails
Parks, shoreline and trails

US 380 Updates
Transportation and commercial development map

Small Area Plans
Lakefront and US 380 planning

Town Budget
FY 2026-27 tax and budget information

Town Education Page
Little Elm, Denton and Frisco ISD links

Little Elm ISD
District resources and accountability

Denton CAD
Property appraisal records

Denton County Tax Office
Property-tax resources

NTREIS
Professional North Texas MLS data

Redfin Little Elm
Allowed housing-market source

Realtor.com Little Elm
Allowed housing-market source

Zillow Little Elm
Allowed home-value source

Homes.com Little Elm
Allowed consumer real-estate source

Texas Historical Commission
Community of Little Elm historical marker

Texas Real Estate Research Center
University housing research

FREQUENTLY ASKED QUESTIONS

Little Elm, Texas FAQ

How many people live in Little Elm, Texas?

The U.S. Census Bureau estimated Little Elm at 62,727 residents on July 1, 2025.

How fast is Little Elm growing?

The Census Bureau estimates Little Elm grew 36.2% from the April 2020 estimate base through July 2025.

How much shoreline does Little Elm have?

The Town reports approximately 66 miles of shoreline along Lewisville Lake.

What is the Little Elm median home price in 2026?

Realtor.com reports a September 2026 median sold price of $395,000. Redfin reports a rolling three-month median sale price of $405,000 through August. The sources use different methodologies.

How many homes sold in Little Elm in August 2026?

Redfin reports 192 homes sold in August 2026.

How many homes sold in Little Elm recently?

Redfin's recently sold search reports 53 homes sold in the past month. That is a rolling period rather than an exact calendar-month total.

How many homes sold in Little Elm this year?

Public portals do not expose a clean year-to-date total under one methodology. Agents should use NTREIS with Little Elm town limits and a Jan. 1-through-reporting-date closed-sales filter.

Is Little Elm a buyer's market?

Realtor.com characterized Little Elm as a buyer's market in September 2026, while Redfin reported frequent price reductions and average sales below list price.

What is The Lakefront District?

The Lakefront District is Little Elm's lake-oriented destination area with the public beach, parks, restaurants, entertainment, events, indoor recreation and the Town's first hotel.

What is Little Elm Beach?

Little Elm Beach is an enclosed public sand swimming area at Little Elm Park on Lewisville Lake where boat traffic is prohibited.

What is Union Park?

Union Park is a master-planned community along the US 380 corridor with a 35-acre wooded park containing trails, pond, pickleball, dog park, food-truck area and other amenities.

Which school districts serve Little Elm?

Properties within Little Elm can be served by Little Elm ISD, Denton ISD or Frisco ISD depending on location.

What is Little Elm ISD's 2026 accountability rating?

Little Elm ISD reported a 2026 overall score of 78, a C rating and two points below a B. Little Elm High School earned an 84/B.

What is Little Elm's city property-tax rate?

The Town's FY 2026-27 adopted budget lists a municipal rate of approximately $0.5499 per $100 valuation.

Do Little Elm homes have MUD or PID taxes?

Some properties do. The Town advises that depending on location, owners may also be taxed by a Municipal Utility District, Special Utility District or Public Improvement District.

What road construction should Little Elm buyers watch?

US 380, Hill Lane, Oak Grove/Eldorado intersection improvements and Fishtrap Road expansion are among the important current transportation projects.

What major event came to Little Elm in 2026?

The inaugural IRONMAN 70.3 Dallas-Little Elm was held March 15, 2026, with the Town expecting approximately 2,500 athletes to visit Denton County.

What should buyers compare when choosing new construction versus resale?

Compare builder incentives, mortgage buydowns, lot premiums, special-district taxes, HOA dues, commute, school assignment, water costs and the maturity/lot advantages of resale neighborhoods.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Little Elm and 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. Housing portals use different methodologies and time windows. Development plans can change. Verify town limits, taxes, MUD/PID/SUD obligations, school assignments, shoreline/flood restrictions, road construction, HOA obligations, builder incentives and project status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.