DFW PICS • MCKINNEY CITY GUIDE

McKinney, Texas: 2026 City Guide, Real Estate Market, Historic Downtown, Airport & Growth

McKinney is one of North Texas' clearest examples of two cities existing at once: a preserved nineteenth-century county-seat downtown and a rapidly expanding modern city of **236,001 residents**. The Census Bureau estimates McKinney grew **20.8% from its April 2020 estimate base** and added **8,504 residents in a single year**, while new master-planned communities, airport passenger service, road projects, historic-core redevelopment and thousands of existing-home resales continue reshaping the market.

Explore McKinney Real Estate | Explore Growth & New Communities | Download Printable PDF

Research update: October 15, 2026 • September is the latest completed housing-market month. McKinney National Airport commercial passenger service is scheduled to begin Nov. 11, 2026.

236,001	+8,504	664	$0.412284
U.S. Census Bureau population estimate, July 1, 2025	Residents added July 2024-July 2025, 10th-largest U.S. city gain	Redfin homes sold in September 2026	City tax rate per $100 valuation, tax year 2026

NAVIGATE THE GUIDE

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

CITY SNAPSHOT

McKinney at a Glance

McKinney has moved well beyond the scale of a traditional Dallas suburb. Its population now exceeds 236,000, its city limits cover a broad mix of historic neighborhoods, established master plans, new subdivisions, employment corridors and rural-edge land, and the city remains one of the country's strongest numeric population gainers.

Measure	Latest cited figure	Why it matters
Population estimate	236,001 (July 1, 2025)	Up 20.8% from the April 2020 estimate base.
2020 Census population	195,308	Shows the scale of post-2020 expansion.
One-year numeric gain	8,504 residents	10th-largest numeric gain among U.S. cities in Vintage 2025.
Persons under 18	26.2%	Family-age households remain an important part of housing demand.

Measure	Latest cited figure	Why it matters
City buildout	About 69.5%	McKinney still has meaningful development capacity, unlike mature inner-ring cities.
Location	Approx. 30 miles north of Dallas	US 75, SH 121/Sam Rayburn Tollway and US 380 shape commuting and development.

Sources: **U.S. Census Bureau QuickFacts - McKinney**; **Vintage 2025 city population estimates**; **City business and demographic profile**.

A NATIONALLY SIGNIFICANT GROWTH CITY

McKinney Added 8,504 Residents in One Year

Growth Is Slowing Nationally - McKinney Is Still Adding Thousands

The Census Bureau ranked McKinney 10th in the nation for numeric population increase from July 2024 to July 2025, reaching 236,001 residents. That is a different story from small percentage-growth towns: McKinney is adding thousands of people onto an already large population base.

Housing demand is broad

Demand spans entry-level new construction, move-up homes, luxury communities, historic homes, rentals and age-targeted housing.

Infrastructure pressure is real

US 380 planning, airport construction, arterial widening and utility projects reflect the cost of absorbing large numeric growth.

Growth is geographically uneven

North McKinney and US 380 corridors are adding newer housing while Historic/East McKinney focus more on reinvestment and redevelopment.

Real-estate implication: McKinney cannot be understood from one citywide median. New builder inventory can pressure resale pricing in fast-growing sectors, while historic and mature neighborhoods trade on lot, character, renovation and location scarcity.

COUNTY-SEAT HISTORY

Historic McKinney: Growth Built Around a Preserved Core

McKinney's cultural identity is unusually durable for a fast-growing North Texas city. The Cultural District describes itself as the community's heartbeat since 1848, and Historic Downtown remains the city's primary visitor destination.

> **1848:** McKinney develops as the Collin County seat and courthouse town.
>
> **Late 1800s / early 1900s:** Agricultural commerce, rail connections and county government shape downtown and surrounding residential districts.
>
> **Historic preservation era:** Downtown revitalization protects older commercial buildings while adapting them for restaurants, retail and entertainment.
>
> **Early 2000s:** The City formalizes a Town Center strategy and form-based zoning to support walkable infill without abandoning historic character.
>
> **2025-2026:** New City Hall, East McKinney public investment, downtown redevelopment and the MPAC renovation represent the next phase of reinvestment.

McKinney Cultural District • Historic walking tours • Downtown development

CULTURE & VISITOR ESSENTIALS

Historic Downtown Is Still McKinney's Signature Experience

The City describes Historic Downtown McKinney as one of the oldest thriving downtowns in Texas, with more than **120 unique shops** and over two dozen restaurants. The broader Cultural District contains 120+ independently owned businesses, festivals, arts, food and preserved architecture.

McKinney Performing Arts Center

The former Collin County Courthouse is undergoing a major 2026 renovation. The venue closed Feb. 1 for nearly a year of improvements.

Collin County History Museum

The museum occupies a 1911 Texas Historic Landmark and interprets McKinney and Collin County history.

Downtown festivals

Oktoberfest, Arts in Bloom, parades and other events reinforce downtown as both a residential amenity and regional destination.

TUPPS Brewery / East McKinney

The relocated brewery campus in the historic Mill District contributes entertainment and private investment east of SH 5.

Adriatica

The Croatian-inspired mixed-use village around a lake offers condos, restaurants, offices and a distinct architectural environment in west McKinney.

121 District

The SH 121 corridor provides a newer employment, dining and mixed-use counterpoint to the historic core.

Explore Historic Downtown • Attractions and museums • 2026 MPAC renovation

HOUSING MARKET

McKinney Real Estate Market: September 2026

McKinney entered fall 2026 with substantial inventory and more buyer leverage than during the pandemic-era market. Redfin reports a rolling three-month median sale price of **$509,757**, **664 September sales**, **65 median days on market** and a **97.5% sale-to-list ratio**.

Realtor.com reports a **$525,000 median listing price**, **$450,800 median sold price**, **2,439 active listings** and **60 median days on market** for September. Zillow reports a typical home value of **$472,867**, down 5.1% year over year, with 1,242 homes for sale at September month-end.

Buyers have negotiating room

Redfin reports 48.9% of listings with price drops and an average sale around 3% below final list price.

New construction changes resale competition

Builders can offer rate buydowns, closing incentives and inventory discounts that existing-home sellers must compete against.

Portal medians differ sharply

Realtor.com's September sold median is materially below Redfin's rolling three-month figure. Use one methodology consistently rather than blending them.

Rental alternatives remain meaningful

Zillow reports an average rent near $1,741 in September, creating an important rent-vs.-buy decision for relocations and first-time buyers.

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

CLOSED-SALES PULSE

Homes Sold This Year & This Month

September is the latest completed month. Redfin reports **664 homes sold in September 2026**, down 19.1% year over year. Public consumer portals do not expose a clean Jan. 1-through-Sept. 30 McKinney closed-sales series using identical methodology, so this guide does not manufacture a year-to-date total.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September 2026	664 homes sold	$509,757 rolling 3-month median	Redfin current city tracker.
September 2026	2,439 active listings	$450,800 median sold	Realtor.com completed-month summary.
September month-end	1,242 for-sale listings	$472,867 typical home value	Zillow inventory + ZHVI; not a sold-price median.
Current Homes.com sold archive	5,800+ historical sold records displayed	Property-specific	Multi-period archive, useful for examples but not a 2026 YTD count.

For an exact 2026 YTD total: run NTREIS with McKinney city limits, closed status, Jan. 1 through Sept. 30, and consistent property-type filters. Builder sales and boundary definitions can materially affect city totals.

NTREIS • Homes.com recently sold McKinney

MICRO-MARKETS

McKinney Housing Submarkets & Price Tiers

Historic / 75069

Prewar homes, cottages, infill and renovated properties. Walkability, architecture, preservation rules and lot character dominate comps.

Stonebridge Ranch / 75072

Large established master-planned community with broad home sizes and ages. Village, golf, lake and renovation differences create internal micro-markets.

Craig Ranch / 75070

Master-planned housing, townhomes, multifamily, sports and SH 121 employment access. Newer and denser than many west-side subdivisions.

North McKinney / 75071

The city's strongest new-construction geography, including Painted Tree, Trinity Falls and multiple builder communities.

Adriatica / west McKinney

Condos, townhomes, apartments and mixed-use properties in a distinctive European-inspired environment require property-type-specific comparisons.

East McKinney

Older neighborhoods, infill, public investment and airport/downtown infrastructure create a redevelopment market unlike the master-planned west and north.

NEW-HOME SUPPLY

Master-Planned Communities Are a Major Market Force

Unlike mature inner-ring cities, McKinney still has enough land to produce large volumes of new housing. That means resale agents must understand builder inventory, community amenities, MUD/PID obligations where applicable, lot premiums and incentive packages.

North McKinney

Painted Tree

The roughly **1,100-acre** community includes about **200 acres of parks/open space**, a 20-acre lake, roughly 25 miles of trails, multiple amenity hubs and a mix of single-family, townhome and rental product. The community reported ranking third among Texas master-planned communities in a 2026 sales ranking.

Painted Tree

North McKinney

Trinity Falls

Trinity Falls remains one of north McKinney's major long-term master-planned communities, with new detached housing, age-targeted Del Webb product and continuing builder inventory. Buyers should compare MUD taxes, HOA structure and builder incentives carefully.

Recent Trinity Falls sales examples

West / southwest

Stonebridge Ranch

Stonebridge is now an established resale community rather than a pure new-build story, making renovation quality, village amenities, lot position and school assignment more important than builder incentives.

SH 121 / Craig Ranch

Craig Ranch

Craig Ranch combines detached homes, townhomes, apartments, employment, retail and major sports facilities, creating one of McKinney's most urbanized suburban submarkets.

New-home buyer rule: compare the builder's net effective price after incentives, mortgage buydowns and closing costs against resale homes - not merely the posted base price.

What McKinney Buyers Should Verify

- **Builder incentives:** compare rate buydowns and closing incentives with resale pricing.
- **District taxes:** MUD, PID or other special-district obligations can materially change monthly ownership costs in newer communities.
- **School district:** McKinney addresses can fall within McKinney ISD, Frisco ISD, Prosper ISD, Melissa ISD and other boundaries.
- **US 380 / road projects:** evaluate both future access and construction disruption for north-side properties.
- **Airport growth:** east/southeast buyers should understand McKinney National Airport expansion, flight activity and nearby road changes.
- **Historic-district rules:** some downtown-area properties require preservation review for exterior alterations.
- **HOA / master-plan restrictions:** amenity-rich communities carry architectural, rental and maintenance rules.
- **Lot position:** backing to future roads, commercial parcels, schools, amenity centers or undeveloped land can affect future value and noise.

SELLER STRATEGY

How McKinney Sellers Can Compete With New Construction

Know builder inventory

A resale listing in 75071 may compete directly with quick move-ins and builder financing rather than only nearby resales.

Price renovations rationally

In older master-planned communities, updated systems and interiors can justify a premium - but only when buyers can see the value versus newer construction.

Use location context

Downtown access, parks, trails, airport, SH 121, US 75 and community amenities can be communicated more clearly with aerial photography and video.

DFW Pics listing-media opportunity: McKinney's mix of historic homes, master-planned resales, luxury properties and builder competition rewards strong visual differentiation. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

A MAJOR 2026 TURNING POINT

McKinney National Airport Is Becoming a Commercial Passenger Airport

The most consequential 2026 infrastructure story in McKinney is the transition of McKinney National Airport (DTX) from a business-aviation airport into a commercial passenger airport. The new passenger terminal is scheduled to open **Nov. 11, 2026**.

Avelo Airlines has announced nonstop service to **nine destinations**. Initial November service includes Fort Myers, Las Vegas, Orlando, Tampa and Fort Lauderdale. Beginning in December, the carrier plans additional service to Atlanta, Denver, Nashville and New Orleans. Avelo also announced a third based aircraft and more than 100 career opportunities tied to its McKinney operation.

Terminal opening

Scheduled for Veterans Day, Nov. 11, 2026, with terminal, apron, parking and fire-lane construction on schedule.

Airport infrastructure

Taxiway C and FM 546 roundabout work continued in 2026, while additional Taxiway A rehabilitation is scheduled through 2027.

Real-estate effect

Commercial service can improve regional convenience and employment while increasing the importance of aircraft noise, access roads, hospitality and east-side development.

Sept. 24, 2026 airport/Avelo announcement • Airport construction updates

EAST-SIDE REINVESTMENT

East McKinney: Public Infrastructure + Private Reinvestment

East McKinney is one of the city's most important redevelopment stories. The new City Hall opened in January 2025, TUPPS Brewery relocated to the historic Mill District, and the City has been investing in streets, utilities, parks and connections between historic neighborhoods, downtown and the airport corridor.

East Virginia Street Extension

The City plans to extend and upgrade East Virginia Street from Murray Street to Airport Drive, including utilities, drainage, ADA walkways, lighting, landscaping and a roundabout. Construction was anticipated to begin in mid-2026.

SH 5 / Spur 399 work

Utility relocation and TxDOT roadway work are reshaping access south and east of downtown, with construction impacts but also long-term mobility changes.

City Hall as catalyst

The new municipal complex was intentionally positioned as a civic gathering place and redevelopment catalyst between downtown and east-side legacy neighborhoods.

Preservation challenge

Investment can raise land values and redevelopment pressure, making historic-resource surveys and neighborhood-preservation strategies increasingly important.

East McKinney redevelopment projects.

HISTORIC CORE REDEVELOPMENT

Former City Hall Sites Are Entering a New Chapter

After McKinney moved into its new City Hall, the former City Hall and Development Services properties created a major redevelopment opportunity on the northern edge of downtown. Demolition of the old buildings began in 2026.

The City plans public-infrastructure reconstruction beginning in late 2026 and continuing through 2028, including Hunt, Tennessee and Lamar streets, water/wastewater/storm systems, sidewalks and traffic-pattern changes. The City is also exploring office redevelopment on the old City Hall property and a future multi-level public parking facility plus new Central Park on other city-owned land.

> **Downtown buyer/investor takeaway:** Historic McKinney is not frozen in time. Preservation, parking, public-space investment and infill redevelopment are all occurring simultaneously, so future construction context matters when evaluating downtown property.

Downtown city-owned property redevelopment.

MOBILITY PRESSURE

US 380, Spur 399 & the Cost of Rapid Growth

The proposed US 380 Bypass remains one of the biggest long-range transportation issues affecting McKinney. TxDOT's preferred concept is an **eight-lane freeway with frontage roads** intended to improve east-west mobility and manage congestion.

The City has publicly supported a different alignment in parts of the project and has raised concerns about neighborhood and development impacts. Near Tucker Hill and Stonebridge, TxDOT has discussed depressed main lanes and sound barriers as mitigation.

> **Buyer rule:** for properties near future US 380 alignments, do not rely on old marketing maps. Check the current TxDOT/City alignment, right-of-way status, interchange concepts and noise mitigation.

McKinney US 380 Bypass information • Spur 399 / east-side projects

EMPLOYMENT GEOGRAPHY

Eight Business Districts + a Growing Airport Economy

The City identifies eight major business/retail districts, including multiple US 380 nodes, Historic Downtown, the US 75/SH 121 area and the 121 District. That distributes employment and retail across the city rather than concentrating it in one downtown.

121 District

One of McKinney's strongest office, restaurant and mixed-use nodes near Craig Ranch and the Sam Rayburn Tollway.

US 75 corridor

Healthcare, retail, office and industrial uses take advantage of regional north-south highway access.

Airport / TIRZ 2

The airport area has its own tax increment reinvestment zone supporting capital projects and economic development.

McKinney business districts • Airport development / TIRZ 2

EDUCATION

McKinney ISD: B-Rated District, A-Rated High Schools

The Texas Education Agency's updated September 2026 accountability report gives **McKinney ISD an overall B / 87 rating**. McKinney ISD also reported that all three comprehensive high schools remained A-rated in 2026.

McKinney High School

TEA's 2026 accountability report gives McKinney High an A / 93 overall rating.

McKinney Boyd

TEA reports an A / 94 overall rating in 2026.

Address-level research matters

McKinney city limits extend into areas served by other districts, including Frisco, Prosper and Melissa ISDs. Verify every property by exact address.

> **Fair-housing best practice:** provide objective district boundaries, TEA accountability reports and school resources rather than subjective neighborhood or school characterizations.

TEA McKinney ISD 2026 report • McKinney ISD 2026 accountability release

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OUTDOOR MCKINNEY

Nearly 3,000 Acres of Parks & About 80 Miles of Trails

McKinney maintains about **80 miles of hike-and-bike trails** and nearly **3,000 acres of parks and open space**. The system ranges from urban Towne Lake to major sports complexes and the more natural 212-acre Erwin Park.

Towne Lake Park

Nearly 230 acres with trails, kayaking, disc golf, fishing, recreation facilities and a Wilson Creek Trail connection.

Gabe Nesbitt Community Park

160 acres containing Apex Centre, sports fields, skatepark, The Courts of McKinney, library and trail connections.

Erwin Park renovation

The 212-acre park closed in 2026 for a major renovation and is expected to reopen in fall 2027 with new trails, campsites, utilities, restrooms and an overlook tower.

The City also continues improvements at the McKinney Soccer Complex at Craig Ranch and other bond-funded parks, demonstrating how population growth translates directly into recreation capital spending.

McKinney parks and trails • Park projects • Erwin Park renovation

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OWNERSHIP COST

McKinney Property Taxes: Tax Year 2026

Effective Oct. 1, 2026, the City of McKinney's municipal property-tax rate is **$0.412284 per $100 assessed value**. The rate is divided into **$0.276856 maintenance and operations** plus **$0.135428 debt service**.

Taxing entity / component	Rate per $100 assessed value
City of McKinney - M&O	$0.276856
City of McKinney - Debt	$0.135428
Total City rate	**$0.412284**
Collin County	$0.151414
Collin College	$0.081220

The City's tax page lists McKinney ISD at 1.0664 pending the November election. Newer neighborhoods may also have MUD/PID or other assessments, so the exact parcel should be used for total-cost calculations.

> **New-construction budgeting:** a home with a lower purchase price in a special district can have a higher annual tax burden than an older home without those assessments. Compare the complete tax stack.

City of McKinney tax information • Collin Central Appraisal District

2027 OUTLOOK

What to Watch in McKinney Real Estate in 2027

McKinney enters 2027 with a combination few North Texas cities share: strong population growth, large new-home supply, an active historic core and a newly operating commercial airport. Those forces can push different submarkets in different directions.

Passenger air service becomes real

2027 will be the first full year of scheduled commercial service from McKinney National Airport, potentially influencing hotels, employment and east-side land values.

Builder competition remains intense

Painted Tree, Trinity Falls and other communities should continue offering meaningful new-home supply, putting pressure on resale pricing in overlapping price bands.

Historic downtown changes physically

Infrastructure reconstruction and former City Hall redevelopment will create temporary disruption but long-term reinvestment opportunities.

US 380 remains the biggest mobility question

Final alignment, environmental review and future construction timing can materially affect north-side property decisions.

East McKinney attracts more capital

Civic investment, airport access and downtown adjacency can increase redevelopment interest while raising preservation concerns.

Mortgage rates remain the near-term affordability lever

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

Texas Real Estate Research Center forecast.

BOOKMARK THESE

McKinney Official & Approved Resource Directory

City of McKinney
Government, projects and city services

McKinney Planning
Planning cases, zoning and 2026 Development Guide

Development Reports
Residential and commercial activity

Historic Downtown Development
Town Center planning and TIRZ 1

East McKinney Projects
Infrastructure and redevelopment

McKinney National Airport
Airport development resources

Airport Construction
Terminal and taxiway updates

US 380 Bypass
Current alignment and project information

McKinney ISD
District and school resources

McKinney Parks & Trails
Parks, trails and recreation

Collin CAD
Property appraisal records

Collin County Tax Office
Property-tax resources

Painted Tree
Master-planned community information

NTREIS
Professional North Texas MLS data

Redfin McKinney
Allowed housing-market source

Realtor.com McKinney
Allowed housing-market source

Zillow McKinney
Allowed home-value source

Homes.com McKinney
Allowed consumer real-estate source

Texas Real Estate Research Center
University housing research

FREQUENTLY ASKED QUESTIONS

McKinney, Texas FAQ

How many people live in McKinney, Texas?

The U.S. Census Bureau estimated McKinney at 236,001 residents on July 1, 2025.

How fast is McKinney growing?

The Census Bureau estimates McKinney grew 20.8% from the April 2020 estimate base to July 2025 and added 8,504 residents from July 2024 to July 2025.

What is the McKinney median home price in 2026?

Realtor.com reports a September 2026 median sold price of $450,800. Redfin reports a rolling three-month median sale price of $509,757 through September. The sources use different methodologies.

How many homes sold in McKinney in September 2026?

Redfin reports 664 homes sold in September 2026.

How many homes sold in McKinney this year?

Public consumer portals do not provide a clean, consistent Jan. 1-through-Sept. 30 city total under one methodology. Agents should use NTREIS for a precise YTD closed-sales count.

Is McKinney a buyer's market?

Realtor.com characterizes McKinney as a buyer's market in September 2026, and Redfin reports that nearly half of listings had price drops.

What is Painted Tree?

Painted Tree is an approximately 1,100-acre master-planned community in north McKinney with about 200 acres of parks/open space, a 20-acre lake, trails and multiple housing types.

What major new airport service is coming to McKinney?

McKinney National Airport's commercial passenger terminal is scheduled to open Nov. 11, 2026. Avelo Airlines has announced service to nine destinations across November and December.

Which destinations will Avelo serve from McKinney?

Announced destinations include Fort Myers, Las Vegas, Orlando, Tampa, Fort Lauderdale, Atlanta, Denver, Nashville and New Orleans.

What is happening in Historic Downtown McKinney?

The former City Hall properties are being redeveloped, public infrastructure reconstruction is scheduled from late 2026 through 2028, and the McKinney Performing Arts Center is undergoing a major renovation.

What is happening in East McKinney?

The City is investing in roads, utilities, parks and public facilities, including the East Virginia Street extension and infrastructure connections toward Airport Drive, while private investment includes TUPPS Brewery and related redevelopment.

What is the US 380 Bypass?

TxDOT's proposed project is an eight-lane freeway with frontage roads intended to address congestion and east-west mobility. The City and TxDOT have differed over portions of the preferred alignment.

What is McKinney's city property-tax rate?

The tax-year 2026 City of McKinney rate is $0.412284 per $100 assessed value, consisting of $0.276856 for maintenance and operations and $0.135428 for debt service.

What is McKinney ISD's 2026 accountability rating?

TEA's September 2026 report gives McKinney ISD an overall B rating with a score of 87. All three comprehensive McKinney ISD high schools were A-rated in 2026.

How much park and trail space does McKinney have?

The City maintains about 80 miles of hike-and-bike trails and nearly 3,000 acres of parks and open space.

What is happening at Erwin Park?

Erwin Park closed in 2026 for a major renovation and is expected to reopen in fall 2027 with new trails, campsites, utilities, restrooms, playground equipment and an overlook tower.

Which school district serves McKinney?

Much of the city is served by McKinney ISD, but parts of McKinney city limits can fall within Frisco, Prosper, Melissa and other districts. Verify the exact address.

What should buyers compare when choosing new construction versus resale in McKinney?

Compare builder incentives, mortgage buydowns, special-district taxes, HOA costs, lot premiums, completion timeline, warranty coverage, commute, school assignment and resale-home renovation quality.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across McKinney and Collin 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, airport and highway projects can change. Verify taxes, special districts, school assignments, zoning, historic requirements, airport noise, road alignments, HOA obligations and project status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.