DFW PICS • ALEDO CITY GUIDE

Aledo, Texas: 2026 City Guide, Real Estate Market, Aledo ISD, Downtown & Growth

Aledo is a small Parker County city inside a much larger and faster-growing housing ecosystem. The Census Bureau estimates **7,122 residents in 2025**, up **46.5% from the April 2020 estimate base**. Yet the broader Aledo/76008 market includes master-planned communities outside Aledo city limits - including Walsh inside Fort Worth - so buyers and agents must separate municipal boundaries, Aledo ISD boundaries, postal geography and housing-market datasets.

Explore Aledo Real Estate | **See Growth & New Communities** | **Download Printable PDF**

Research update: November 21, 2026 • October is the latest completed housing-market month.

7,122
U.S. Census Bureau incorporated-city estimate, July 1, 2025

46.5%
Population growth from April 2020 estimate base

$501,401
Redfin rolling 3-month median sale price, October 2026

$0.352415
FY 2027 City tax rate per $100 valuation

NAVIGATE THE GUIDE

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

CITY SNAPSHOT

Aledo at a Glance

Measure	Latest cited figure	Why it matters
Population estimate	7,122 (July 1, 2025)	Applies to incorporated Aledo, not the entire 76008/Aledo ISD market.
Population growth	46.5%	Increase from the April 2020 estimate base of 4,861.
2020 Census population	4,858	Shows the speed of post-2020 city growth.
Persons under 18	32.8%	Family-age households remain central to housing demand.
Median household income	$163,231	2024 ACS estimate for incorporated Aledo.
Bachelor's degree or higher	57.2%	Reflects a highly educated professional population.
City footprint	About 2.6 square miles	The municipal footprint is tiny compared with the broader Aledo housing market.
Trails	10+ to 12 miles	City materials describe a growing trail network across a compact municipality.

Measure	Latest cited figure	Why it matters
Public parks	6	City planning materials identify six parks plus additional enhancements underway.

U.S. Census Bureau QuickFacts - Aledo • Census Aledo profile

THE MOST IMPORTANT ALEDO CONCEPT

Aledo City Limits, 76008 and Aledo ISD Are Different Geographies

Aledo's small incorporated footprint can be misleading. The Aledo mailing area and Aledo ISD extend far beyond city limits, and some of the best-known "Aledo" communities are legally in other municipalities.

Incorporated Aledo

City population, municipal tax rate, Aledo Police, city water/sewer and city zoning apply only where the parcel is actually inside Aledo.

Aledo ISD

The school district covers a much broader area. Residency inside district boundaries - not the postal city name - determines eligibility.

ZIP 76008

Postal geography includes extensive development outside Aledo. Consumer real-estate portals often use broader market boundaries than the city.

Walsh example: Walsh is one of the most recognizable Aledo-area master-planned communities, uses 76008 addresses and is zoned to Aledo ISD - but it is inside Fort Worth city limits. A buyer there does not own property in the City of Aledo.

PARKER COUNTY RAILROAD HISTORY

Aledo Began as Parker Station

1879: The Texas & Pacific Railroad reaches the area between Fort Worth and Weatherford, establishing a coal and water stop known as Parker Station.

1882: The community receives a post office and is renamed Aledo after the Illinois hometown of a railroad official.

Late 1800s / early 1900s: Agriculture, ranching, rail service and local commerce shape the town.

1963: Aledo incorporates.

1990s onward: Westward Fort Worth growth accelerates residential expansion.

2020s: New municipal services, master-planned housing and citywide planning mark Aledo's transition from small town to fast-growing suburban city.

City comprehensive-plan background

HISTORIC CORE

Front Street Remains Aledo's Small-Town Center

The City describes Front Street as a walkable downtown district with local shops, restaurants and gathering spaces. Recent planning identifies Historic Downtown, Pine Street, the future civic center and a gateway district as connected pieces of a broader downtown strategy.

The Downtown Master Plan calls for stronger pedestrian connections, mixed-use opportunities, infill housing and public investment while preserving the historic commercial character that distinguishes Aledo from newer master-planned communities.

Real-estate implication: historic-core homes and commercial properties should be evaluated against downtown redevelopment, parking, sidewalks, civic investment and infill potential - not simply against outer-suburban subdivisions.

About Aledo

HOUSING MARKET

Aledo Real Estate Market: October 2026

Aledo's housing market is buyer-friendlier than the peak years but still supported by strong schools, new-home supply and west-Fort-Worth demand. Redfin reports a rolling three-month median sale price of **$501,401**, **31 October sales**, **39 median days on market** and a **98.2% sale-to-list ratio**.

Realtor.com reports a **$712,250 median listing price**, **$494,106 median sold price**, **576 active listings** and **79 median days on market**. Zillow reports a typical home value of **$532,408**, down **1.0% year over year**, with **202 homes for sale** at October month-end.

Buyers can negotiate

Redfin says average sales are roughly 2% below final list price and 45.7% of listings have price reductions.

Portal geography matters

Realtor.com's 576 active listings far exceed what a 7,122-person city alone would support, reinforcing that consumer "Aledo" market pages capture broader geography.

New construction is a major competitor

Parks of Aledo, Walsh, Morningstar-area inventory and other master plans give buyers alternatives to resale homes.

High-end pricing stretches the median

Luxury and custom homes, larger lots and new construction create broad price dispersion across 76008.

Redfin Aledo market • Realtor.com Aledo market • Zillow Aledo values

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **31 homes sold in October 2026**, up from 27 in October 2025. Public consumer portals do not expose one consistent city-limit Jan. 1-through-Oct. 31 closed-sales series, so this guide does not fabricate a year-to-date total.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
October 2026	31 homes sold	$501,401 rolling 3-month median	Redfin current city tracker.
October 2026	576 active listings	$494,106 median sold	Realtor.com broader Aledo market summary.
October month-end	202 for-sale listings	$532,408 typical home value	Zillow ZHVI / inventory; different methodology.

For a defensible YTD count: use NTREIS with a clearly defined geography - incorporated Aledo, ZIP 76008, Aledo ISD, or a custom polygon - and keep that geography consistent throughout the report.

MICRO-MARKETS

Aledo Housing Submarkets & Price Tiers

Historic / central Aledo

Older homes, infill and walkability near Front Street require a different comp set from newer subdivisions.

Parks of Aledo

Large planned community inside/near Aledo with extensive natural space, trails and newer resale/new construction.

Walsh

Large Fort Worth master plan with Aledo ISD schools and 76008 addresses. It is not inside the City of Aledo.

Morningstar-area communities

Newer master-planned housing west/northwest of the city contributes substantial builder competition in the broader Aledo market.

Large-lot / estate properties

Acreage, custom construction, views and outbuildings create value patterns very different from production subdivisions.

Outer 76008

Properties can carry Aledo postal identity while using different city taxes, utilities, road standards and development rules.

NEW CONSTRUCTION & MASTER PLANS

Parks of Aledo, Walsh & the Broader Aledo Growth Engine

Parks of Aledo

The community identifies **1,031 homesites** and about **150 acres of parks/ natural space**, including trails, disc golf, a dog park, community garden and tree forts. City water and sanitary sewer serve the community.

Walsh

Walsh is a major Fort Worth master-planned community in Aledo ISD. Current builder materials describe about **2,300 acres** in the active community experience with pools, athletic club, market, fishing and extensive open space.

Builder competition

Quick move-ins, rate buydowns and closing incentives can pressure resale listings even when the builder's sticker price appears higher.

New-home buyer rule: compare complete jurisdiction and cost structure - city tax, PID/MUD or other special districts, HOA, utilities, school district and builder financing - not merely the subdivision name or "Aledo" mailing address.

Parks of Aledo facts • Walsh community details

BUYER & RELOCATION DUE DILIGENCE

What Aledo Buyers Should Verify

- **Legal municipality:** City of Aledo, Fort Worth, Hudson Oaks, Willow Park, Annetta-area jurisdiction or unincorporated Parker County.
- **Aledo ISD boundary:** the district is not open enrollment; residency must be verified.
- **Tax stack:** municipal, county, school, college and any PID/MUD/special-district obligations.
- **Builder incentives:** compare interest-rate buydowns, closing credits and inventory discounts with resales.
- **Road access:** I-20, FM 1187 and local arterials can experience growth-related congestion and construction.
- **Utilities:** confirm city water/sewer, septic, well, electric choice and other providers at the exact parcel.
- **Future land use:** Aledo is actively writing a new comprehensive plan in 2026; undeveloped parcels may change context.
- **Downtown / infill rules:** central properties should be checked against downtown planning and infrastructure projects.

SELLER STRATEGY

How Aledo Sellers Can Compete

Clarify the geography

Accurate city, school, tax and utility information prevents confusion in a market where "Aledo" can describe several different jurisdictions.

Comp against new construction

For newer resales, builder incentives may be more important competition than the house next door.

Sell the land and lifestyle

Trails, trees, lot size, open-space adjacency and Fort Worth access can be highlighted with aerial photography and video.

DFW Pics listing-media opportunity: Aledo's mix of custom homes, new subdivisions, acreage and master-planned amenities benefits from professional photography, aerial context, video and floor plans. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

2026 PLANNING PROCESS

Aledo Is Writing a New Comprehensive Plan

The City launched a new comprehensive-planning process to guide land use, transportation, infrastructure, parks and development. The prior strategic framework dates back to 2010, and City materials describe the new process as a community-driven roadmap for the next stage of growth.

The planning work is especially important because Aledo's incorporated footprint is small while development pressure around it is intense. Decisions about annexation, utilities, downtown infill, road connectivity and commercial tax base can materially affect future housing context.

2027 watch item: as recommendations become more specific, buyers and property owners should track future land-use categories, transportation projects and downtown policies near individual parcels.

Aledo Comprehensive Plan process

PUBLIC-SERVICE EXPANSION

Municipal Complex + Aledo's New Police Department

Aledo's new municipal complex consolidates City Hall, the Aledo Police Department and the Aledo Public Library at 200 Old Annetta Road, creating a new civic center as the city scales its services.

The Aledo Police Department was officially established in **August 2025**, replacing the city's long reliance on the Parker County Sheriff's Office for municipal law-enforcement coverage. By 2026, City budget materials included additional police staffing as the department expanded.

> **Growth signal:** creating a municipal police department and centralized civic complex are signs that Aledo is moving from small-town administration toward a larger suburban service model.

Aledo Police Department history • Aledo municipal complex

EDUCATION

Aledo ISD Earned an A / 92 in 2026

TEA's 2026 accountability listing reports **Aledo ISD at A / 92 overall** with approximately **8,590 students** in the accountability dataset. Aledo High School earned **A / 93**, including a 94 in Student Achievement and 92 in Closing the Gaps.

District leadership materials say enrollment has grown from roughly 6,000 students to approximately **8,900 students**, demonstrating how rapidly housing growth across the larger district has translated into school-capacity demand.

> **Buyer rule:** Aledo ISD does not operate as open enrollment. Verify residency and assigned campus directly with the district; a postal "Aledo" address alone is not enough.

Aledo ISD accountability • Aledo ISD growth context

OUTDOOR ALEDO

Six Public Parks + a Growing Trail Network

City materials identify **six public parks** and roughly **10 to 12 miles of trails**, with additional park enhancements and community connections included in current planning and capital work.

The broader Aledo area adds extensive private/community open space. Parks of Aledo alone reports about **150 acres of parks and natural space**, while Walsh and other master plans provide large amenity systems outside Aledo city limits.

Property-value context: trail access, mature trees, greenbelts and open-space adjacency are meaningful differentiators in Aledo-area listings, but ownership and maintenance can be City, HOA, developer or private depending on the community.

OWNERSHIP COST

Aledo Property Taxes: FY 2027

The City's FY 2026-27 finance materials show a total rate of **$0.352415 per $100 valuation**, consisting of **$0.267298 maintenance and operations** and **$0.085117 interest and sinking/debt service**. The prior FY 2025-26 adopted rate was $0.355353.

City tax component	FY 2027 rate per $100
Maintenance & operations	$0.267298
Interest & sinking / debt	$0.085117
Total City of Aledo	**$0.352415**

Boundary warning: this City of Aledo rate applies only inside Aledo city limits. A Walsh home, for example, is in Fort Worth and uses a different municipal tax structure despite having an Aledo-area postal identity and Aledo ISD schools.

City of Aledo tax information • Parker County Appraisal District

2027 OUTLOOK

What to Watch in Aledo Real Estate in 2027

Comprehensive-plan recommendations

The new citywide plan can influence annexation, downtown development, land use, mobility and infrastructure.

Builder competition remains strong

New-home inventory across 76008 should continue affecting resale pricing and concessions.

Downtown investment continues

Front Street, Pine Street and civic-center connections can strengthen the historic core.

Aledo ISD capacity stays important

District enrollment growth will continue driving campus construction, attendance-zone planning and buyer research.

Municipal services keep scaling

The police department, municipal complex, utilities and staffing will continue adapting to a much larger city population.

Geography remains the biggest source of confusion

City, school, postal and housing-market boundaries will continue producing very different taxes and statistics under the same "Aledo" label.

BOOKMARK THESE

Aledo Official & Approved Resource Directory

City of Aledo
Government, services and current news

Aledo Comprehensive Plan
Current citywide planning process

Development Services
Permits, construction and development

Construction Reports
2026 monthly permit activity

City Finance / Taxes
Current tax-rate information

Aledo Police Department
Municipal police resources

Aledo ISD
District and school resources

Aledo ISD Accountability
2026 accountability resources

Parker CAD
Property appraisal records

Parks of Aledo
Master-planned community information

Walsh
Aledo ISD / Fort Worth master-planned community

NTREIS
Professional North Texas MLS data

Redfin Aledo
Allowed market source

Realtor.com Aledo
Allowed market source

Zillow Aledo
Allowed home-value source

Homes.com Aledo
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Aledo, Texas FAQ

How many people live in Aledo, Texas?

The U.S. Census Bureau estimated the incorporated City of Aledo at 7,122 residents on July 1, 2025.

How fast is Aledo growing?

The Census Bureau estimates Aledo grew 46.5% from the April 2020 estimate base through July 2025.

Does ZIP code 76008 equal Aledo city limits?

No. The 76008 postal area and consumer real-estate market extend well beyond incorporated Aledo.

Is Walsh inside Aledo?

No. Walsh uses Aledo-area addresses and is zoned to Aledo ISD, but the community is inside Fort Worth city limits.

What is the Aledo median home price in 2026?

Redfin reports a rolling three-month median sale price of $501,401 through October. Realtor.com reports an October median sold price of $494,106. The sources use different methodologies and market boundaries.

How many homes sold in Aledo in October 2026?

Redfin reports 31 homes sold in October 2026.

How many homes sold in Aledo this year?

Use NTREIS with a clearly defined geography - incorporated Aledo, 76008, Aledo ISD or a custom polygon - for a defensible year-to-date total.

Is Aledo a buyer's market?

Realtor.com characterized the broader Aledo market as a buyer's market in October 2026, while Redfin described it as somewhat competitive.

What is Aledo's FY 2027 city property-tax rate?

The City's FY 2026-27 finance materials show a total rate of $0.352415 per $100 valuation.

Which school district serves Aledo?

Aledo ISD serves the city and a much larger surrounding area. Residency must be verified because the district does not operate as open enrollment.

What is Aledo ISD's 2026 accountability rating?

TEA's 2026 accountability listing reports Aledo ISD at A / 92 overall.

What is Aledo High School's 2026 rating?

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

What is Parks of Aledo?

Parks of Aledo is a major planned community with more than 1,000 homesites and about 150 acres of parks and natural space.

What is happening with Downtown Aledo?

The City is connecting Historic Downtown, Pine Street, the civic-center area and gateway districts through long-range planning, trails, infrastructure and redevelopment initiatives.

Does Aledo have its own police department?

Yes. The Aledo Police Department was formally established in August 2025 after years of relying on the Parker County Sheriff's Office for municipal law enforcement.

Is Aledo creating a new comprehensive plan?

Yes. In 2026 the City is conducting a new community-driven comprehensive-planning process covering land use, transportation, infrastructure, parks and development.

How many parks and trails does Aledo have?

City materials identify six public parks and roughly 10 to 12 miles of trails, with additional improvements planned.

What should buyers compare between incorporated Aledo and the broader Aledo market?

Compare municipality, taxes, Aledo ISD eligibility, utilities, HOA/special-district costs, builder incentives, road access and future land-use plans.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Aledo and Parker 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. Aledo is boundary-sensitive. Verify city limits, tax jurisdictions, Aledo ISD residency, utilities, zoning, road projects, HOA/special-district obligations, builder incentives and development status for the specific parcel and decision date. Fair-housing laws apply to real-estate marketing and client guidance.