DFW PICS • BEDFORD CITY GUIDE

Bedford, Texas: 2026 City Guide, Real Estate Market, Bedford Commons, HEB ISD & Generations Park

Bedford is a mature, centrally located Mid-Cities market whose 2026 story is increasingly about **reinvestment rather than outward expansion**. The Census Bureau estimates **47,958 residents in 2025**, down **4.0% from the April 2020 estimate base**. At the same time, Bedford Commons is restarting with a City-led phased strategy, The Market at Gateway is opening new retail, Bedford Oaks is entering redevelopment, and Generations Park at Boys Ranch anchors one of the area's strongest municipal recreation investments.

Explore Bedford Real Estate

See Bedford Commons & Redevelopment

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Research update: November 24, 2026 • Redfin/Zillow through October; Realtor.com completed-month market summary through September.

47,958
U.S. Census Bureau population estimate, July 1, 2025

$389,729
Redfin rolling 3-month median sale price, October 2026

95
Redfin homes sold in October 2026

$0.566599
FY 2027 City tax rate per $100 valuation

NAVIGATE THE GUIDE

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CITY SNAPSHOT

Bedford at a Glance

Measure	Latest cited figure	Why it matters
Population estimate	47,958 (July 1, 2025)	Down 4.0% from the April 2020 estimate base.
2020 Census population	49,928	Shows Bedford is mature and substantially built out.
City size	About 10 square miles	Limited undeveloped land makes redevelopment more important.
Redfin median sale price	$389,729	October 2026 rolling three-month city series.
Zillow typical home value	$368,990	October 2026, up 1.1% year over year.
Generations Park	68 acres	Major civic recreation and quality-of-life investment.
Top employer	Texas Health HEB	2025 ACFR lists approximately 1,480 employees.
Distance to DFW Airport	About 5 miles	Central location supports employment and travel access.

U.S. Census Bureau QuickFacts - Bedford • Bedford Economic Development

BUILT-OUT CITY ECONOMICS

Bedford's Next Growth Cycle Is Infill, Redevelopment & Property Reinvestment

Bedford is surrounded by neighboring cities and has little room for outward expansion. That means new value is created through home renovation, redevelopment of aging commercial properties, targeted infill and better use of existing land.

Established housing

Most buyer choices are resales, where condition, remodeling and lot placement matter heavily.

Commercial reset

Bedford Commons, The Market at Gateway and Bedford Oaks show the City actively replacing or upgrading older development patterns.

Central location

SH 121/183, DFW Airport, Hurst, Euless, Colleyville and Fort Worth employment keep Bedford regionally connected.

Real-estate implication: Bedford should be priced by neighborhood condition and micro-location, not treated like a uniform production-home suburb.

FROM RURAL SETTLEMENT TO MID-CITIES SUBURB

Bedford's Growth Was Reignited by the Boys Ranch and Postwar DFW Expansion

1800s: Bedford develops as a small agricultural community and briefly grows to more than 1,000 residents before rail routes bypass the town.

1949: The Variety Club of Dallas opens Bedford Boys Ranch on a large tract with dormitories, a farm, athletic facilities and a lake.

1953: Bedford incorporates with a population a little over 400.

1958: Bedford joins what becomes Hurst-Euless-Bedford ISD.

1970s-1990s: DFW Airport, highway construction and regional job growth drive rapid suburban development.

> **2020s:** The City reinvests in the former Boys Ranch site and shifts more economic-development effort toward redevelopment.

Boys Ranch Park History

HOUSING MARKET

Bedford Real Estate Market: Fall 2026

Redfin reports a rolling three-month median sale price of **$389,729**, **95 October sales**, **35 median days on market** and a market it rates as **very competitive**. Prices were up 3.9% year over year under its methodology.

Realtor.com's September completed-month summary reports a **$375,000 median listing price**, **$430,047 median sold price**, **163 active listings** and **57 median days on market**. Zillow reports an October typical home value of **$368,990**, up **1.1% year over year**, with 124 homes for sale and a 17-day median to pending.

Values are holding

Both Redfin and Zillow show positive year-over-year movement despite a mature housing stock.

Competition is stronger than Hurst

Redfin rates Bedford very competitive, with average homes selling around 1% below list.

Renovation quality matters

Older Bedford homes can differ greatly in systems, additions, kitchens, pools and energy efficiency.

Neighborhood values vary

Zillow's neighborhood series ranges from roughly the low-$300Ks to above $570K, illustrating strong micro-market differences.

Redfin Bedford • Realtor.com Bedford • Zillow Bedford

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **95 homes sold in October 2026**, down 12.6% from 109 a year earlier. Because public portals use different data windows and methodologies, this guide does not manufacture a year-to-date total by combining incompatible sources.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
October 2026	95 homes sold	$389,729 rolling 3-month median	Redfin current city tracker.
September 2026	163 active listings	$430,047 median sold	Realtor.com completed-month summary.
October month-end	124 for-sale listings	$368,990 typical value	Zillow inventory + ZHVI.

For an exact 2026 YTD count: run NTREIS using Bedford city limits, closed status, Jan. 1 through the reporting date, and consistent property-type filters.

MICRO-MARKETS

Bedford Housing Submarkets & Price Tiers

Brookwood Hills

One of Bedford's higher-value established neighborhoods; Zillow's October ZHVI series places it above $570K.

River Forest / north-central

Larger established homes and mature lots can trade well above the citywide typical value.

Rollingwood / Bedford Meadows

Established suburban housing where updates, tree canopy and lot placement create meaningful price spreads.

Oak Valley / Woodbridge

Mid-market neighborhoods with convenient access to major roads and city amenities.

Shady Brook / central Bedford

More attainable housing where condition and renovation history are particularly important.

Bedford Commons area

Future single-family and commercial development can create a new infill comp set in an otherwise mature city.

BUYER & RELOCATION DUE DILIGENCE

What Bedford Buyers Should Verify

- **Home systems:** foundation, drainage, sewer/plumbing, electrical, roof, HVAC and windows deserve close review.
- **School assignment:** most Bedford homes are in HEB ISD, but a small portion is in GCISD.
- **Redevelopment context:** Bedford Commons, Gateway and Bedford Oaks can change nearby traffic and commercial amenities.
- **Highway exposure:** SH 121/183 creates exceptional access but can increase noise close to the corridor.
- **DFW Airport:** proximity is a major benefit, but buyers should evaluate actual aircraft and road noise by property.
- **Flood/drainage:** verify parcel-level drainage and floodplain information.
- **Renovation permits:** check additions, conversions, pools and major remodels in older homes.
- **Taxes:** compare HEB ISD and GCISD tax stacks where applicable.

SELLER STRATEGY

How Bedford Sellers Can Compete

Document major updates

Proof of foundation, plumbing, HVAC, roof, windows and remodel work can reduce buyer uncertainty.

Price to the neighborhood

Bedford's value range is too broad for a single citywide price-per-square-foot shortcut.

Market central access

DFW Airport, SH 121/183, HEB ISD, Texas Health HEB and Mid-Cities access are strong location advantages.

DFW Pics listing-media opportunity: Bedford's remodeled homes, mature lots, pools and central location benefit from professional photography, aerial media, video and floor plans. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

THE CITY'S BIGGEST REDEVELOPMENT STORY

Bedford Commons Is Resetting to a City-Led, Residential-First Plan

Bedford Commons spans approximately **30 acres**, with a roughly 16-acre core, between E.M. Bilger Boulevard and Parkwood Drive. In 2026 the City and Midway Development Group mutually ended the original partnership, and Bedford shifted to a **City-led phased strategy**.

The City plans to move the **single-family residential portion first**, while continuing to pursue a commercial component and public amenities. As of September 2026, City officials were in active negotiations with a residential developer for the first residential phase.

> **Real-estate implication:** Bedford Commons can create rare new-build single-family inventory and a new commercial destination inside a city with very little greenfield land.

Bedford Commons official updates

AIRPORT FREEWAY REINVESTMENT

The Market at Gateway Adds New Retail to an Aging Corridor

The Market at Gateway - formerly called Campus West - is a new commercial project along Airport Freeway. By September 2026, exterior walls were complete on three commercial buildings, with a new **Sprouts scheduled to open October 16**, plus Nothing Bundt Cakes, a nail salon and additional signed tenants.

A freestanding Chipotle with a drive-thru was also under construction, and the City was demolishing an older building facing the SH 183 access road to improve visibility and support broader site redevelopment.

> **Why it matters:** Gateway is a tangible example of Bedford replacing older freeway-frontage assets with newer retail rather than relying on city expansion.

The Market at Gateway

SHOPPING-CENTER REINVESTMENT

Bedford Oaks Is Scheduled for Major Improvements Beginning in 2027

The Bedford Oaks Shopping Center at Bedford Road and Central Drive is scheduled for a substantial redevelopment. Planned work includes a modernized façade, parking-lot upgrades, new landscaping and other aesthetic improvements intended to attract new businesses.

Construction is expected to begin by **March 2027** and be completed by **March 2029**. The existing gas-station site is also expected to become a future redevelopment opportunity after its lease expires.

2027 watch item: older neighborhood-serving centers are becoming part of Bedford's reinvestment strategy, which can improve nearby convenience and visual quality without adding outward growth.

Bedford Oaks redevelopment

EMPLOYMENT ANCHORS

Healthcare, Education, Insurance & Regional Employment

Bedford's 2025 financial report lists **Texas Health Resources HEB** as the largest local employer with about **1,480 employees**, followed by Carter BloodCare, HEB ISD, State National Companies and major retailers and service employers.

Bedford also benefits from employment just outside city limits in DFW Airport, CentrePort, Irving/Las Colinas, Fort Worth and other Mid-Cities communities.

Location advantage: Bedford sits about 14 miles from downtown Fort Worth, 22 miles from downtown Dallas and roughly 5 miles from DFW Airport.

Bedford 2025 ACFR • Economic Development

MID-CITIES CONNECTIVITY

SH 121/183 Is Bedford's Regional Advantage

Bedford's location along SH 121/183 places it between Fort Worth and Dallas and just west of DFW International Airport. Central Drive, Bedford Road, Harwood Road and Forest Ridge Drive distribute local traffic through the compact city.

Unlike transit-oriented Downtown Garland or Irving, Bedford's primary mobility advantage is highway access. That makes actual peak-hour drive testing important when comparing neighborhoods.

Buyer rule: homes near SH 121/183 can provide exceptional commute convenience, but evaluate highway noise and frontage-road conditions at the exact property.

EDUCATION

HEB ISD Earned B / 87 in 2026

TEA's 2026 accountability report gives **Hurst-Euless-Bedford ISD an overall B / 87**, including an 87 in Student Achievement, 88 in School Progress and 85 in Closing the Gaps.

Campus performance varies. Bedford Heights Elementary earned an **A / 94** in 2026. Buyers should verify exact campus assignment, particularly because a small portion of Bedford is served by Grapevine-Colleyville ISD.

> **Fair-housing best practice:** use objective TEA and district information and verify the property address. Do not use school ratings as proxies for neighborhood quality or demographics.

TEA HEB ISD 2026

BEDFORD'S SIGNATURE AMENITY

Generations Park at Boys Ranch: 68 Acres of Recreation

Generations Park at Boys Ranch is a **68-acre** municipal park that includes The Center, an outdoor aquatics facility, three ballfields, a special-events lawn, multi-purpose field area, disc golf, lake, pavilions and walking/jogging paths.

The Center opened in 2023 and includes indoor aquatics, gymnasium and multi-generational programming, while the outdoor water park adds a lazy river, slides, splash pad and lap lanes.

> **Real-estate context:** Generations Park is more than a neighborhood park; it is a citywide quality-of-life anchor and one of Bedford's most marketable civic amenities.

Generations Park • The Center

OWNERSHIP COST

Bedford Property Taxes: FY 2027

Bedford adopted a FY 2026-27 municipal property-tax rate of **$0.566599 per $100 assessed valuation**. The rate consists of **$0.417360 for maintenance and operations** and **$0.149239 for debt service**.

Tax component	2026 rate per $100
City of Bedford	**$0.566599**
HEB ISD	$1.052600
Tarrant County	$0.186000

Tax component	2026 rate per $100
Tarrant County College	$0.120000
Tarrant County Hospital District	$0.159000
Typical HEB ISD combined rate	**$2.084199**

A small portion of Bedford is in GCISD and therefore uses a different school-district rate. The City also notes that approximately 36% of Bedford homes have an over-65 City property-tax freeze.

> **Buyer budgeting rule:** calculate the exact taxing entities and exemptions for the parcel; do not assume every Bedford address has the same total tax rate.

Bedford Finance Tax Facts

2027 OUTLOOK

What to Watch in Bedford Real Estate in 2027

Bedford Commons residential phase

A developer selection and more specific home plans could establish a new-build comp set inside central Bedford.

Gateway leasing and opening cycle

Sprouts and additional tenants should clarify how strongly the new project improves Airport Freeway retail demand.

Bedford Oaks construction

Shopping-center upgrades are expected to begin by March 2027.

Mature homes reward renovation

Updated systems and interiors should continue commanding premiums over deferred-maintenance inventory.

Tax pressure remains a policy issue

The FY 2027 tax rate increased as service costs rose and residential values weakened.

Central location remains Bedford's moat

DFW Airport and SH 121/183 access remain difficult for outer-ring suburbs to replicate.

BOOKMARK THESE

Bedford Official & Approved Resource Directory

City of Bedford
Government, services and news

Bedford Commons
Official redevelopment updates

The Market at Gateway
Airport Freeway retail redevelopment

Economic Development
Business and redevelopment resources

Generations Park
Parks and recreation

The Center
Aquatics and recreation facility

Finance Tax Facts
Current tax rate and combined rates

HEB ISD
School district resources

Tarrant Appraisal District
Property appraisal records

NTREIS
Professional North Texas MLS data

Redfin Bedford
Allowed market source

Realtor.com Bedford
Allowed market source

Zillow Bedford
Allowed home-value source

Homes.com Bedford
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Bedford, Texas FAQ

How many people live in Bedford, Texas?

The U.S. Census Bureau estimated Bedford at 47,958 residents on July 1, 2025.

Is Bedford growing?

The Census Bureau estimates Bedford's population declined 4.0% from the April 2020 estimate base through July 2025, consistent with a mature, substantially built-out city.

What is the Bedford median home price in 2026?

Redfin reports a rolling three-month median sale price of $389,729 through October 2026. Realtor.com reports a September median sold price of $430,047. The sources use different methodologies.

How many homes sold in Bedford in October 2026?

Redfin reports 95 homes sold in October 2026.

How many homes sold in Bedford this year?

Use NTREIS with Bedford city limits and a Jan. 1-through-reporting-date closed-sales filter for a defensible YTD total.

Is Bedford a competitive housing market?

Yes. Redfin rates Bedford very competitive, with homes going pending in roughly 35 days on average over the latest three-month period.

What is Bedford Commons?

Bedford Commons is an approximately 30-acre City-owned redevelopment site. In 2026 the City shifted to a City-led phased approach and plans to move the single-family residential portion first.

Are apartments planned at Bedford Commons?

The City's current plan says the residential portion will be single-family homes, not apartments.

What is The Market at Gateway?

It is a new Airport Freeway retail redevelopment formerly called Campus West, anchored by Sprouts and additional restaurants and retail tenants.

What is happening at Bedford Oaks?

Bedford Oaks Shopping Center is scheduled for major façade, parking and landscaping improvements beginning by March 2027, with completion targeted by March 2029.

What is Bedford's FY 2027 City tax rate?

The adopted FY 2026-27 municipal property-tax rate is $0.566599 per $100 assessed valuation.

Which school district serves Bedford?

Most Bedford properties are in Hurst-Euless-Bedford ISD, while a small portion is in Grapevine-Colleyville ISD.

What is HEB ISD's 2026 accountability rating?

TEA rated Hurst-Euless-Bedford ISD B / 87 overall in 2026.

What is Generations Park at Boys Ranch?

Generations Park is a 68-acre City park with The Center, aquatics, ballfields, lake, disc golf, event lawn, trails and other recreation facilities.

How close is Bedford to DFW Airport?

The City describes Bedford as approximately five miles west of DFW International Airport.

What are Bedford's largest employment sectors?

Healthcare, education, insurance/business services, retail and regional airport-related employment are important, with Texas Health HEB the largest local employer in the 2025 ACFR.

What should buyers inspect in older Bedford homes?

Foundation, drainage, sewer/plumbing, electrical systems, roof, HVAC, windows, additions and remodeling permits deserve close review.

What should sellers emphasize in Bedford?

Renovation history, central SH 121/183 access, HEB ISD, DFW Airport proximity, neighborhood condition and nearby redevelopment can strengthen listing positioning.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Bedford and Northeast Tarrant 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 taxes, school assignment, flood/drainage, airport/highway noise, zoning, renovation permits, HOA obligations and project status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.