DFW PICS • DESOTO CITY GUIDE

DeSoto, Texas: 2026 City Guide, Real Estate Market, Hampton Road, I-35E & Reinvestment

DeSoto is a mature southern Dallas County city whose 2026 story is increasingly about **reinvestment rather than outward expansion**. The Census Bureau estimates **56,681 residents in 2025**, only **1.0% above the April 2020 estimate base**. A balanced housing market, the long-term Hampton Road transformation, major industrial employment, road reconstruction, a new 75,000-square-foot aquatic and recreation center, and an updated comprehensive plan are reshaping how buyers, sellers and agents should evaluate the city.

Explore DeSoto Real Estate

See Hampton Road & Reinvestment

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

56,681
U.S. Census Bureau population estimate, July 1, 2025

$353,434
Redfin rolling 3-month median sale price, October 2026

113
Redfin homes sold in October 2026

$0.684934
Current City tax rate per $100 valuation

NAVIGATE THE GUIDE

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

CITY SNAPSHOT

DeSoto at a Glance

DeSoto has a stable population, substantial owner-occupied housing, established neighborhoods and strong highway access. Unlike outer-ring DFW cities, its next stage depends more on corridor redevelopment, housing reinvestment, infrastructure and commercial tax-base growth than on large greenfield master plans.

Measure	Latest cited figure	Why it matters
Population estimate	56,681 (July 1, 2025)	Only 1.0% growth from the April 2020 estimate base.
2020 Census population	56,145	Confirms a mature rather than hyper-growth demographic profile.
Owner-occupied housing	69.6%	Resale housing remains the dominant market structure.
Median owner-occupied value	$319,400	ACS benchmark, not a live 2026 sold-price measure.
Median household income	$82,782	2020-2024 ACS in 2024 dollars.

Measure	Latest cited figure	Why it matters
Median gross rent	$1,666	Useful rent-vs.-buy benchmark.
Mean commute	30.8 minutes	Access to Dallas and regional employment remains central to location value.
Land area	21.63 square miles	Mostly established urban fabric with targeted redevelopment corridors.

U.S. Census Bureau QuickFacts - DeSoto

A MATURE BEST SOUTHWEST CITY

DeSoto's Next Growth Cycle Is About Reinvestment

Stable population

With only 1.0% Census-estimated growth since the 2020 base, new demand does not come primarily from annexation or thousands of new lots.

Established housing

Renovation quality, system condition, lot size and neighborhood position matter more than builder incentives in many submarkets.

Corridor transformation

Hampton Road, Westmoreland and industrial/employment corridors are where public investment can most materially change property context.

Real-estate implication: DeSoto buyers should distinguish established neighborhoods that compete on condition and lot value from newer infill/new-home pockets that compete more directly with builder product.

ONE OF NORTH TEXAS' OLDER SETTLEMENTS

From 1847 Settlement to Historic Nance Farm

1847: Families begin settling the area now known as DeSoto.

1848: A small general store develops near the crossroads that became Belt Line Road and Hampton Road.

1851: Otway Bird Nance builds the home and farmstead now preserved as Historic Nance Farm.

1881: A post office is established and the settlement is named DeSoto.

20th century: Dallas-area suburbanization transforms the rural crossroads community into an incorporated residential city.

2020s: The City emphasizes redevelopment, infrastructure, recreation and preservation as the next stage of growth.

City of DeSoto history • Historic Nance Farm

HOUSING MARKET

DeSoto Real Estate Market: October 2026

DeSoto entered late 2026 as a relatively balanced market with meaningful buyer choice. Redfin reports a rolling three-month median sale price of **$353,434**, **113 October sales**, **55 median days on market** and average sales around **3% below final list price**.

Realtor.com reports a **$389,535 median listing price**, **$352,501 median sold price**, **467 active listings** and **67 median days on market**. Zillow reports a typical home value of **$317,138**, down **1.1% year over year**, with **180 homes for sale** at October month-end.

Pricing is relatively stable

Realtor.com's median sold price is up modestly year over year, while Redfin and Zillow show slight declines under different methodologies.

Buyers have room to negotiate

Zillow reports 45.8% of September sales below list, while Redfin says the average sale is about 3% below final list.

Inventory is deep enough to compare

Hundreds of active listings reduce the urgency that characterized the peak pandemic market.

Renovation quality matters

Much of DeSoto's inventory is established housing where roofs, HVAC, foundation, windows and remodeling history meaningfully influence buyer decisions.

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

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **113 homes sold in October 2026**, down from 129 a year earlier. Public consumer portals do not provide one clean Jan. 1-through-Oct. 31 DeSoto closed-sales total using a consistent methodology, so this guide does not create a false YTD number.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
October 2026	113 homes sold	$353,434 rolling 3-month median	Redfin current city tracker.
October 2026	467 active listings	$352,501 median sold	Realtor.com completed-month summary.
October month-end	180 for-sale listings	$317,138 typical home value	Zillow ZHVI / inventory; not a sold-price median.

For an exact 2026 YTD count: run NTREIS using DeSoto city limits, closed status, Jan. 1 through Oct. 31, 2026, and consistent property-type filters.

MICRO-MARKETS

DeSoto Housing Submarkets & Price Tiers

Summit / newer southeast pockets

Larger newer homes and newer-construction competition generally price above older central neighborhoods.

Westmoreland / west side

Established neighborhoods with direct exposure to the major Westmoreland reconstruction project.

Hampton Road / central DeSoto

Older housing near the City's primary redevelopment corridor, where future mixed-use and streetscape changes matter.

Mantlebrook / Nance Farm area

Mature residential streets near one of DeSoto's most significant historic assets.

Silver Creek / higher-value enclaves

Larger homes, custom features and premium lots can trade materially above the citywide median.

Older ranch / infill properties

Land, renovation quality and redevelopment potential can become as important as the original improvement value.

BUYER & RELOCATION DUE DILIGENCE

What DeSoto Buyers Should Verify

- **System condition:** foundation, drainage, roof, HVAC, electrical, sewer and windows are especially important in older housing stock.
- **Road projects:** Westmoreland reconstruction and Hampton Road planning can alter access, traffic and streetscape conditions.
- **School assignment:** verify the exact DeSoto ISD campus and current TEA report.
- **Flood/drainage:** check parcel-specific floodplain and drainage conditions rather than assuming from neighborhood elevation.
- **Future land use:** the 2024 Comprehensive Plan and Hampton Road zoning changes can alter nearby development context.
- **Industrial proximity:** east-side properties should account for truck routes, warehouse activity and I-35E logistics uses.
- **Renovation economics:** compare updated resale homes with the total cost of modernizing an older property.
- **Taxes:** calculate the complete Dallas County / DeSoto ISD / City / Parkland / Dallas College tax stack.

SELLER STRATEGY

How DeSoto Sellers Can Compete

Show condition clearly

Buyers in mature housing stock discount uncertainty. Document major mechanical, structural and cosmetic improvements.

Price to current inventory

With a balanced market and longer DOM, aspirational pricing can quickly create stale-listing risk.

Sell location context

I-35E, US 67, parks, the ARC, Hampton Road redevelopment and employment access can be more persuasive than generic citywide claims.

DFW Pics listing-media opportunity: DeSoto's established homes, remodeled properties, large lots and location advantages benefit from professional photography, aerial context, floor plans and video. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

THE DEFINING REDEVELOPMENT PROJECT

Hampton Road Corridor: From Arterial to Walkable Mixed-Use District

The City is pursuing a long-term transformation of **Hampton Road from Pleasant Run Road to Belt Line Road**. The goal is a safer, more walkable, mixed-use corridor with improved access, public spaces and stronger economic vitality.

The FY 2026 capital plan estimated the long-term corridor redevelopment at approximately **$48 million**, with the project then in conceptual design and requiring phased public-private implementation. The 2024 Comprehensive Plan update incorporates Hampton Road recommendations into the City's broader land-use and urban-design framework.

Real-estate implication: property near Hampton Road should be evaluated as redevelopment-adjacent real estate. Over time, zoning, streetscape, utility work and new mixed-use development can change both convenience and competitive context.

Hampton Road Project • 2024 Comprehensive Plan

EMPLOYMENT & TAX-BASE ENGINE

Eagle Industrial & Business Park + I-35E Logistics

DeSoto's location immediately south of I-20 with frontage on I-35E gives it a substantial industrial and distribution economy. City financial materials identify **400+ acres** available for industrial and commercial development in the DeSoto Eagle Industrial & Business Park and describe Hillwood's Crossroads Trade Center as offering roughly **1.8 million square feet** of distribution/light-industrial capacity.

Major local business sectors include distribution, healthcare, retail, manufacturing, transportation and e-commerce. The City's current project tracker continues to show new commercial/industrial construction, including Dallas Underground HQ on Polk Street.

> **Housing implication:** industrial employment supports demand and the municipal tax base, but east-side buyers should also investigate truck routes, lighting, warehouse adjacency and future industrial land uses.

Current DeSoto project status

INFRASTRUCTURE

Westmoreland Reconstruction + Regional Highway Access

DeSoto sits between major regional corridors: I-35E on the east, US 67 on the west and I-20 immediately north. That network makes the city highly connected to Dallas and the wider Best Southwest region.

The major **South Westmoreland reconstruction/widening** project converts the corridor from Belt Line Road to Parkerville Road into a four-lane divided roadway with drainage, sidewalks, landscaping and new signals at Eagle Drive and Parkerville. The FY 2026 capital plan estimated the project at about **$20 million**.

> **Buyer rule:** construction can temporarily reduce convenience while materially improving long-term access. Check the current project map and schedule before evaluating a property on or near the corridor.

NEW 2026 AMENITY

The ARC at McCowan Park Opened April 12, 2026

DeSoto's new Aquatic & Recreation Center opened on **April 12, 2026**. The state-of-the-art facility spans approximately **75,000 square feet** and includes aquatic areas, fitness spaces, basketball/volleyball, pickleball and multi-generational programming.

By November 2026, the facility had already received a regional Recreation Design Excellence Award from the Texas Recreation and Park Society's North Region.

> **Real-estate context:** the ARC is one of DeSoto's most significant recent quality-of-life investments and gives sellers a current amenity story that did not exist in earlier market cycles.

ARC at McCowan Park

LONG-RANGE PLANNING

The 2024 Comprehensive Plan Focuses on Reinvestment, Housing & Urban Design

DeSoto's updated comprehensive plan includes future land use, transportation, streetscape guidelines, housing strategies, urban design and implementation. The plan is designed to guide zoning and infrastructure decisions while addressing growth pressure, community character, fiscal impacts and housing needs.

Unlike a greenfield plan built around annexing new subdivisions, DeSoto's framework must manage an established city: improving aging corridors, broadening housing choices, supporting commercial tax base and preserving neighborhood stability.

DeSoto Comprehensive Plan

EDUCATION

DeSoto ISD: C / 71 Overall in the 2026 Accountability System

TEA's 2026 accountability listing reports **DeSoto ISD at C / 71 overall** with approximately **5,564 students** in the accountability dataset. Results vary widely by campus: Katherine Johnson Technology Magnet Academy earned **A / 90**, while other campuses received lower ratings.

The district's 2025 public update emphasized improvement to an overall C rating, and the 2026 data continue to show a district with substantial campus-level variation.

> **Fair-housing best practice:** give buyers objective TEA and district resources and verify the exact assigned campus. Do not use school ratings as a proxy for neighborhood quality or resident demographics.

OUTDOOR DESOTO

494 Acres Across 22 Parks, Trails & Recreation Facilities

The City reports approximately **494 acres** across **22 parks, trails and recreational facilities**. The system ranges from athletic complexes and neighborhood parks to the Paul S. Dryer Preserve at Windmill Hill, Roy Orr Trail and the new ARC at McCowan Park.

McCowan Park + ARC

Major sports and recreation campus now anchored by the 75,000-square-foot aquatic and recreation facility.

Windmill Hill Preserve

Natural-area recreation that provides a different amenity profile from DeSoto's athletic parks.

Roy Orr Trail

Linear recreation infrastructure that supports walking, biking and neighborhood connectivity.

DeSoto Parks, Plans & Projects

OWNERSHIP COST

DeSoto Property Taxes: Current 2026 Rate

The City's current tax information lists a municipal property-tax rate of **$0.684934 per $100 assessed value**. The same City example lists DeSoto ISD at **$1.212500**, Dallas County at **$0.248650**, Parkland Hospital District at **$0.212000** and Dallas College at **$0.106575**, for a combined example rate of **$2.464659** before parcel-specific exemptions.

The official 2026 notice lists the City's no-new-revenue rate at $0.649118 and voter-approval rate at $0.684934.

> **Buyer budgeting rule:** calculate the actual taxable value after exemptions and the full taxing-unit stack for the parcel. The City rate alone does not represent the annual property-tax burden.

DeSoto tax-rate example • Budget & tax information

2027 OUTLOOK

What to Watch in DeSoto Real Estate in 2027

Hampton Road moves closer to implementation

Zoning, design and public-private coordination can increasingly affect redevelopment expectations.

Westmoreland construction reshapes access

Infrastructure investment should improve capacity and streetscape after near-term disruption.

The ARC enters its first full operating year

Programming and regional use will clarify how much the new facility strengthens DeSoto's amenity profile.

Industrial expansion remains a tax-base lever

I-35E logistics and Eagle Industrial Park can continue generating employment and commercial investment.

Renovation becomes more important than raw growth

Housing value should increasingly depend on condition, modernization and neighborhood reinvestment.

Balanced-market conditions favor preparation

Buyers have choice, while sellers need pricing discipline and stronger presentation to stand out.

BOOKMARK THESE

DeSoto Official & Approved Resource Directory

City of DeSoto
Government, services and current news

Comprehensive Plan
Land use, housing and transportation policy

Hampton Road Project
Corridor redevelopment

Project Status
Current public/private projects

ARC at McCowan Park
Aquatic and recreation center

Parks & Trails
Parks and recreation system

Historic Nance Farm
Historic preservation resource

Budget & Tax Information
Current City budget and tax notices

DeSoto ISD
School district resources

Dallas Central Appraisal District
Property appraisal records

Dallas County Tax Office
Property-tax payments and records

NTREIS
Professional North Texas MLS data

Redfin DeSoto
Allowed market source

Realtor.com DeSoto
Allowed market source

Zillow DeSoto
Allowed home-value source

Homes.com DeSoto
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

DeSoto, Texas FAQ

How many people live in DeSoto, Texas?

The U.S. Census Bureau estimated DeSoto at 56,681 residents on July 1, 2025.

How fast is DeSoto growing?

The Census Bureau estimates DeSoto grew 1.0% from the April 2020 estimate base through July 2025, making it a mature rather than fast-growth suburban market.

What is the DeSoto median home price in 2026?

Redfin reports a rolling three-month median sale price of $353,434 through October. Realtor.com reports an October median sold price of $352,501. The sources use different methodologies.

How many homes sold in DeSoto in October 2026?

Redfin reports 113 DeSoto homes sold in October 2026.

How many homes sold in DeSoto this year?

Public portals do not provide one consistent Jan. 1-through-Oct. 31 city total. Agents should use NTREIS for an exact YTD count.

Is DeSoto a buyer's market?

Realtor.com characterized DeSoto as a balanced market in October 2026, while Redfin described it as somewhat competitive.

What is the Hampton Road redevelopment project?

It is a long-term effort to transform Hampton Road between Pleasant Run and Belt Line into a safer, walkable, mixed-use corridor with improved access and public spaces.

What is the Eagle Industrial & Business Park?

It is DeSoto's major industrial-development area near I-35E, with hundreds of acres of industrial/commercial land and large distribution/light-industrial projects.

When did the ARC at McCowan Park open?

The new Aquatic & Recreation Center officially opened April 12, 2026.

How large is the ARC?

The ARC at McCowan Park is approximately 75,000 square feet and includes aquatic, fitness, court and multi-generational recreation spaces.

What is DeSoto's current City property-tax rate?

The City's current tax information lists a rate of $0.684934 per $100 assessed valuation.

What is DeSoto ISD's 2026 accountability rating?

TEA's 2026 accountability listing reports DeSoto ISD at C / 71 overall.

How large is DeSoto's parks system?

The City reports approximately 494 acres across 22 parks, trails and recreational facilities.

What is Historic Nance Farm?

Nance Farm is a preserved 1851 farmstead and Recorded Texas Historical Landmark that the City is restoring and reimagining for community, history and arts uses.

What major road project is underway?

South Westmoreland is being reconstructed and widened between Belt Line and Parkerville into a four-lane divided roadway with drainage, sidewalks, landscaping and signals.

What should buyers inspect in older DeSoto homes?

Foundation, drainage, roof, HVAC, sewer, electrical systems, windows and major remodeling history deserve close review.

What makes DeSoto attractive for commuters?

DeSoto has direct access to I-35E, proximity to I-20 and US 67, and is roughly twelve miles south of central Dallas.

What should sellers emphasize in DeSoto?

Condition, renovation documentation, lot characteristics, highway access, parks and the ARC, and proximity to current redevelopment/infrastructure investments can strengthen listing positioning.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across DeSoto and Southern Dallas 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, zoning, flood/drainage conditions, road construction, HOA obligations, industrial adjacency and project status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.