DFW PICS • EULESS CITY GUIDE

Euless, Texas: 2026 City Guide, Real Estate Market, Glade Parks, Texas Star & HEB ISD

Euless is one of the most strategically located Mid-Cities communities in North Texas: an estimated **60,008 residents**, immediate DFW Airport access, a mature resale market, Glade Parks retail and mixed-use development, Texas Star golf and recreation, and a school-boundary structure split mainly between HEB ISD and a smaller GCISD area. Its 2026 story is not rapid outward growth; it is reinvestment, infill, strong regional employment access and preserving quality of life inside an established city.

Explore Euless Real Estate | See Glade Parks & Development | Download Printable PDF

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

60,008
U.S. Census Bureau population estimate, July 1, 2025

$352,755
Redfin rolling 3-month median sale price, October 2026

113
Redfin homes sold in October 2026

$0.470080
Adopted 2026 City tax rate per $100 valuation

NAVIGATE THE GUIDE

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

CITY SNAPSHOT

Euless at a Glance

Measure	Latest figure	Why it matters
Population estimate	60,008 (July 1, 2025)	Down 1.7% from the April 2020 estimate base.
2020 Census population	61,032	Shows Euless is a mature rather than greenfield-growth market.
Persons under 18	24.2%	Family households remain a major source of demand.
Redfin median sale price	$352,755	October 2026 rolling three-month city series.
Realtor.com median sold	$400,000	September 2026 completed-month summary.
Zillow typical home value	$348,447	October 2026, up 0.1% year over year.
Parkland	300+ City-maintained acres	Separate City information also describes a broader 600-acre parks/recreation system.

Measure	Latest figure	Why it matters
Top local employer	HEB ISD	2024 employer table lists approximately 1,210 employees.

MID-CITIES GEOGRAPHY

Euless Combines Airport Access With an Established Housing Base

Euless has little room for classic outward suburban expansion. Its advantages come from DFW Airport proximity, SH 121/183 access, two school districts, strong recreation infrastructure, retail concentration and selective redevelopment.

Airport-centered location

DFW Airport employment and travel access are structural advantages that outer suburbs cannot easily replicate.

Mixed housing ages

Euless includes mid-century neighborhoods, later suburban subdivisions, townhomes and newer Glade Parks-area product.

Selective development

Glade Parks and Midtown PIDs show how Euless uses targeted districts to support infrastructure and reinvestment.

LOCAL HISTORY

Named for Elisha Adam Euless

1867: Elisha Adam Euless and his family settle in the area with other families from Tennessee.

1890s: Euless serves two terms as Tarrant County sheriff.

1953: The City incorporates with fewer than 4,200 residents.

1974: DFW International Airport opens and helps trigger another major growth wave.

1990s-2000s: Texas Star, expanded parks and new commercial development strengthen the city's regional identity.

Today: Heritage Park preserves the Fuller House, Himes Log House and McCormick Barn as tangible links to early Euless history.

HOUSING MARKET

Euless Real Estate Market: Fall 2026

Redfin reports a rolling three-month median sale price of **$352,755**, **113 October sales**, **47 median days on market** and a **97.4% sale-to-list ratio**. Prices were down 1.5% year over year under its methodology.

Realtor.com's September completed-month summary reports a **$370,000 median listing price**, **$400,000 median sold price**, **190 active listings** and **37 median days on market**. Zillow reports an October typical home value of **$348,447**, up **0.1% year over year**, with 121 homes for sale and a 29-day median to pending.

Values are largely stable

Redfin shows a mild decline while Zillow is essentially flat year over year.

Buyers can negotiate

Redfin says average sales are about 3% below list, and Zillow reports 56.9% of September sales below list.

Inventory is manageable

Roughly 120-190 active/for-sale homes provide choice without extreme oversupply.

Neighborhood values vary widely

Zillow's October neighborhood series ranges from about $250K in Midway Park to about $579K in Bear Creek Estates.

Redfin Euless • Realtor.com Euless • Zillow Euless

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **113 homes sold in October 2026**, down from 120 a year earlier. Public portals use different definitions and time windows, so this guide does not create a false year-to-date total by adding incompatible sources.

Checkpoint	Sales / inventory	Price measure	Interpretation
October 2026	113 homes sold	$352,755 rolling 3-month median	Redfin current city tracker.
September 2026	190 active listings	$400,000 median sold	Realtor.com completed-month summary.
October month-end	121 for-sale listings	$348,447 typical value	Zillow inventory + ZHVI.

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

MICRO-MARKETS

Euless Housing Submarkets & Price Tiers

Bear Creek / 76039

Higher-value established homes, trails and proximity to Glade Parks; Bear Creek Estates is among Zillow's highest-value Euless neighborhoods.

Glade Parks area

Newer housing, townhomes and mixed-use adjacency create a different comp set from central Euless.

Midway Park / central Euless

More attainable established housing where renovation quality and lot condition matter greatly.

Fountain Park / Rustic Woods

Established move-up neighborhoods with larger homes and mature landscaping.

South Euless / 76040

Older homes, strong airport access and proximity to Texas Star and industrial/ employment areas.

Townhomes / attached housing

Euless offers more attached and rental-oriented product than many neighboring luxury suburbs, supporting a broader price range.

BUYER & RELOCATION DUE DILIGENCE

What Euless Buyers Should Verify

- **School district:** most properties are in HEB ISD, but some are in Grapevine-Colleyville ISD.
- **PID assessments:** Glade Parks and Midtown include Public Improvement Districts with parcel-specific assessments.
- **Airport noise:** DFW proximity is a major benefit, but aircraft patterns should be evaluated at the exact property.
- **Home systems:** inspect foundation, drainage, sewer/plumbing, roof, HVAC, electrical and windows in older homes.
- **Highway access:** SH 121/183 and SH 360 provide strong mobility but may create noise near corridors.

- **Redevelopment:** check zoning and planned projects around Glade Parks, Midtown and aging commercial sites.
- **Flood/drainage:** verify parcel-level floodplain and drainage conditions.
- **Tax exemptions:** Euless has a 20% homestead exemption and additional over-65 relief.

SELLER STRATEGY

How Euless Sellers Can Compete

Document renovation quality

Updated systems and interiors can create substantial premiums in established neighborhoods.

Price to the micro-market

Bear Creek Estates, Midway Park and Glade Parks-area product should not be blended into one citywide comp set.

Sell regional access

DFW Airport, SH 121/183, Glade Parks, Texas Star and strong school options are compelling location features.

DFW Pics listing-media opportunity: Euless homes benefit from professional photography, aerial context, floor plans, video and twilight media - especially when lot, trail, golf or Glade Parks proximity matters. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

MAJOR MIXED-USE DISTRICT

Glade Parks Is Euless' Modern Retail and Mixed-Use Gateway

Glade Parks is one of Euless' most important newer development districts, combining regional retail, restaurants, entertainment, hotels and nearby residential product near SH 121 and Glade Road.

The City currently maintains **three active Public Improvement Districts**: Glade Parks PID #1, Glade Parks PID #2 and Midtown PID. These districts fund supplemental public improvements and services through special assessments on properties inside their boundaries.

Buyer rule: if purchasing in or near Glade Parks, review the exact parcel's PID status and annual assessment rather than relying on the City tax rate alone.

SIGNATURE RECREATION DISTRICT

Texas Star Is More Than a Golf Course

Texas Star is a City-owned golf and recreation complex that includes the award-winning municipal golf course, Conference Centre, Raven's Grille and the Parks at Texas Star sports complex.

The sports complex includes baseball fields modeled after famous major-league parks, while Texas Star Golf provides a regional amenity rarely owned and operated by a Mid-Cities municipality.

> **Real-estate context:** Texas Star gives south and central Euless a distinctive amenity story that differs from the retail-driven Glade Parks side of the city.

Texas Star Golf Course • The Parks at Texas Star

EMPLOYMENT & ECONOMIC BASE

DFW Airport Shapes Euless Even When the Employer Is Outside City Limits

Euless sits immediately west of DFW International Airport, giving residents access to one of the largest employment centers in North Texas. Within the city, major employers include HEB ISD, LSG Sky Chefs, the City of Euless, Target, Lowe's, Life Outreach International and other logistics, retail and service businesses.

The City's 2024 employer table lists HEB ISD at approximately **1,210 employees** and LSG Sky Chefs at about **663**.

> **Housing implication:** Euless demand comes from both local Mid-Cities jobs and the much larger airport/ Irving/Las Colinas employment ecosystem.

REGIONAL MOBILITY

SH 121/183, SH 360 & DFW Airport Access

Euless is positioned along SH 121/183 with direct connections toward Fort Worth, Irving and Dallas, while SH 360 provides north-south access along the airport's western side. This highway network is one of the city's strongest location advantages.

Buyer rule: centrality can reduce commute distance, but test peak-hour routes and evaluate aircraft/ highway noise at the specific property.

EDUCATION

HEB ISD Is the Primary District, With a GCISD Pocket

Most Euless properties are served by Hurst-Euless-Bedford ISD. TEA rated HEB ISD **B / 87 overall in 2026**, including 87 in Student Achievement, 88 in School Progress and 85 in Closing the Gaps.

A smaller part of Euless is served by Grapevine-Colleyville ISD, so buyers should verify the exact address rather than assuming every Euless home follows HEB ISD boundaries.

Fair-housing best practice: use objective TEA and district resources, and verify assignment at the parcel level.

PARKS & TRAILS

300+ Acres of City Parkland and a Broader 600-Acre Recreation System

The City's parks page states that Euless maintains more than **300 acres of park land** across numerous neighborhood parks. Broader City information describes roughly **600 acres of parks** when the larger recreation system, Texas Star and related facilities are considered.

Major amenities include Bob Eden Park, Villages of Bear Creek Park, the Preserve at McCormick Park, Heritage Park, Texas Star, the Family Life Center and an expanding trail network.

Listing-media angle: trail and park adjacency can be important in Bear Creek and other north Euless neighborhoods, while Texas Star creates a distinct amenity profile farther south.

Euless City Parks

OWNERSHIP COST

Euless Property Taxes: Adopted 2026 Rate

On August 17, 2026, Euless adopted a municipal property-tax rate of **$0.470080 per $100 valuation**, down from the prior year's $0.476466 rate. City budget testimony described the 2026 no-new-revenue rate at approximately $0.46458 and the adopted/voter-approval rate at $0.47008.

The City also provides a **20% homestead exemption**, a **$35,000 over-65 exemption** and an over-65 City tax ceiling. The complete tax stack differs between HEB ISD and GCISD properties and can also include PID assessments in certain districts.

> **Buyer budgeting rule:** use the exact parcel's school district and PID status. Two Euless homes with similar values can have different total ownership costs.

Aug. 17, 2026 Council tax-rate adoption • PID information

2027 OUTLOOK

What to Watch in Euless Real Estate in 2027

Glade Parks continues maturing

Retail and mixed-use buildout should keep reinforcing north Euless' higher-value housing demand.

Established homes reward renovation

Updated systems, kitchens, baths and energy efficiency should continue separating top-performing resales.

Airport access remains structural

DFW Airport continues to underpin employment and relocation demand.

PID awareness becomes more important

As buyers compare newer and older product, special assessments need to be included in affordability calculations.

School-boundary research stays critical

HEB ISD and GCISD parcels can have different tax rates and school options.

Central location remains Euless' moat

Few DFW suburbs combine airport proximity, regional highways, retail, parks and established housing as tightly.

BOOKMARK THESE

Euless Official & Approved Resource Directory

City of Euless
Government, services and news

Euless History
Historical resources

Economic Development
Business and redevelopment resources

Public Improvement Districts
Glade Parks and Midtown PID plans

City Parks
Parks and recreation

Texas Star Golf
Golf course and conference centre

Parks at Texas Star
Sports complex

HEB ISD
Primary school district

GCISD
School district for some Euless parcels

Tarrant Appraisal District
Property appraisal records

NTREIS
Professional North Texas MLS data

Redfin Euless
Allowed market source

Realtor.com Euless
Allowed market source

Zillow Euless
Allowed home-value source

Homes.com Euless
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Euless, Texas FAQ

How many people live in Euless, Texas?

The U.S. Census Bureau estimated Euless at 60,008 residents on July 1, 2025.

Is Euless growing?

The Census Bureau estimates Euless declined 1.7% from the April 2020 estimate base through July 2025, making it a mature rather than high-growth city.

What is the Euless median home price in 2026?

Redfin reports a rolling three-month median sale price of $352,755 through October 2026. Realtor.com reports a September median sold price of $400,000.

How many homes sold in Euless in October 2026?

Redfin reports 113 homes sold in October 2026.

How many homes sold in Euless this year?

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

Is Euless a competitive housing market?

Redfin rates Euless somewhat competitive, with homes selling in about 47 days on average over the latest three-month period.

What is Glade Parks?

Glade Parks is a major Euless mixed-use and retail district near SH 121 and Glade Road, with shopping, dining, entertainment and nearby residential development.

Does Glade Parks have special assessments?

Yes. Euless has two active Glade Parks Public Improvement Districts, and properties within their boundaries can have PID assessments.

What is Texas Star?

Texas Star is a City-owned golf and recreation complex with an award-winning golf course, conference centre, restaurant and adjacent sports facilities.

What is Euless' adopted 2026 City tax rate?

The City adopted a 2026 municipal property-tax rate of $0.470080 per $100 valuation.

Does Euless have a homestead exemption?

Yes. Euless provides a 20% homestead exemption, a $35,000 over-65 exemption and an over-65 City tax ceiling.

Which school district serves Euless?

Most Euless properties are in Hurst-Euless-Bedford ISD, while some are in Grapevine-Colleyville ISD.

What is HEB ISD's 2026 accountability rating?

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

How much parkland does Euless have?

The City's parks page says Euless maintains more than 300 acres of park land; broader City information describes about 600 acres across the larger parks and recreation system.

Why is DFW Airport important to Euless?

Euless borders the DFW Airport area and benefits from direct access to one of North Texas' largest employment and transportation hubs.

Who are major Euless employers?

HEB ISD, LSG Sky Chefs, the City of Euless, Target, Lowe's and other airport-related, retail and service employers are among the larger local employers.

What should buyers inspect in older Euless homes?

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

What should sellers emphasize in Euless?

Renovation history, DFW Airport access, SH 121/183 connectivity, school district, Glade Parks or Texas Star proximity, parks and lot characteristics can strengthen listing positioning.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Euless 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. Verify taxes, school assignment, PID assessments, airport/highway noise, flood/drainage, 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.