DFW PICS • HURST CITY GUIDE

Hurst, Texas: 2026 City Guide, Real Estate Market, North East Mall, HEB ISD & Highway 10

Hurst is a mature Mid-Cities market with excellent regional access, an established housing stock and a redevelopment-driven future. The Census Bureau estimates **38,974 residents in 2025**, down **3.6% from the April 2020 estimate base**. Hurst's real-estate story is shaped by North East Mall, Bell Flight, Tarrant County College Northeast, HEB ISD, Airport Freeway, SH 121/183, luxury infill at Adkins Park and a new economic-development strategy for the Highway 10 corridor.

Explore Hurst Real Estate | See Redevelopment & Growth | Download Printable PDF

Research update: November 24, 2026 • Redfin data through October; Realtor.com and Zillow latest completed market data through September.

38,974
U.S. Census Bureau population estimate, July 1, 2025

$379,236
Redfin rolling 3-month median sale price, October 2026

92
Redfin homes sold in October 2026

$0.625159
Current City tax rate per $100 valuation

NAVIGATE THE GUIDE

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

CITY SNAPSHOT

Hurst at a Glance

Measure	Latest cited figure	Why it matters
Population estimate	38,974 (July 1, 2025)	Down 3.6% from the April 2020 estimate base.
2020 Census population	40,413	Confirms a mature, built-out city rather than a greenfield growth market.
Owner-occupied housing	58.0%	Hurst has a meaningful mix of owners and renters.
Median owner-occupied value	$315,200	ACS benchmark; not a live sale-price measure.
Median gross rent	$1,358	Useful rent-vs.-buy baseline.
Median household income	$72,210	2020-2024 ACS in 2024 dollars.
Bachelor's degree or higher	34.6%	Reflects the city's broad middle-income employment base.
Mean commute	24.5 minutes	Central Mid-Cities geography keeps regional employment accessible.
Land area	9.96 square miles	Little vacant land remains, increasing the importance of redevelopment.

U.S. Census Bureau QuickFacts - Hurst

NEARLY BUILT OUT

Hurst's Next Growth Cycle Is Infill and Redevelopment

The City itself describes Hurst as a mature community that is nearly built out. That changes the economics of real estate: housing supply is created through turnover, selective infill and redevelopment rather than large annexations or thousand-lot master plans.

Established housing

Much of Hurst was built during the postwar and late-20th-century expansion of the Mid-Cities.

Retail remains unusually important

North East Mall, Hurst Town Center and Airport Freeway retail create a large sales-tax and visitor economy.

Redevelopment corridors matter

Highway 10, older commercial centers and mall-adjacent land are more important than undeveloped fringe acreage.

Real-estate implication: condition, renovation quality, school assignment, road access and neighborhood-specific lot characteristics matter more than generic "new suburb" amenities.

FROM FARM COMMUNITY TO MID-CITIES HUB

The Railroad Named Hurst - Bell Helicopter Transformed It

1865-1870s: Families settle the agricultural communities that later become Hurst.

1903: William Letchworth "Uncle Billy" Hurst allows the Rock Island Railroad to cross his land in exchange for a station.

1909: The station and surrounding community are officially known as Hurst.

1951: Bell Helicopter opens a $3 million plant, triggering a major population boom.

1952: Hurst incorporates with approximately 2,700 residents.

1968-1974: Tarrant County Junior College Northeast Campus, North East Mall and DFW Airport reshape the region.

2020s: Hurst focuses increasingly on business retention, mall evolution, infill and Highway 10 redevelopment.

City of Hurst history

HOUSING MARKET

Hurst Real Estate Market: Fall 2026

Redfin reports a rolling three-month median sale price of **$379,236**, **92 October sales**, **51 median days on market** and a **97.3% sale-to-list ratio**. Homes sold in October were down 23.2% year over year.

Realtor.com's September completed-month summary reports a **$375,000 median listing price**, **$333,200 median sold price**, **130 active listings** and **40 median days on market**. Zillow's September typical home value was **$332,851**, up **1.2% year over year**, with 106 homes for sale.

Values are relatively resilient

Redfin and Zillow both show modest year-over-year gains under their different measures.

Buyers can negotiate

Redfin reports average sales around 2% below list and price drops on 45.3% of listings.

Inventory is not excessive

Roughly 100-130 active homes is meaningful choice without the builder-heavy overhang seen in outer suburbs.

Renovation creates large spreads

Older Mid-Cities homes can differ substantially in foundation, systems, windows, kitchens, pools and additions.

Redfin Hurst • Realtor.com Hurst • Zillow Hurst

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **92 homes sold in October 2026**, compared with 120 a year earlier. Because public portals use different coverage and rolling methodologies, this guide does not manufacture a year-to-date total from incompatible figures.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
October 2026	92 homes sold	$379,236 rolling 3-month median	Redfin current city tracker.
September 2026	130 active listings	$333,200 median sold	Realtor.com completed-month summary.
September month-end	106 for-sale listings	$332,851 typical value	Zillow ZHVI / inventory.

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

MICRO-MARKETS

Hurst Housing Submarkets & Price Tiers

North Hurst / 76054

Higher-value established homes near Chisholm Park, Precinct Line and Colleyville/Bedford edges; Mayfair-Hurst shows one of Zillow's higher neighborhood value profiles.

Adkins Park

Hurst's newest luxury neighborhood, where recent permits include homes valued above $1 million.

Donna Park / Shady Oaks

Established mid-century and later suburban housing where renovation quality strongly affects value.

Central Hurst

Convenient to City Hall, Hurst Conference Center, Airport Freeway and retail; housing is generally older and highly condition-sensitive.

South Hurst / Highway 10

More attainable housing near a major redevelopment corridor and regional rail access.

Mall / Melbourne area

Residential pockets sit close to major retail, restaurants and Airport Freeway, creating convenience with more commercial activity.

RARE NEW LUXURY SUPPLY

Adkins Park Shows There Is Still Room for High-End Infill

Hurst's August 2026 economic update reported more than **20 residential permits** in Adkins Park during the second quarter for homes valued at more than **$1 million**.

That is important in a nearly built-out city because it creates a new luxury comp set without requiring large-scale outward expansion. These homes compete more directly with Bedford, Colleyville and North Hurst move-up properties than with Hurst's citywide median.

> **Comp caution:** Adkins Park should be analyzed separately from older Hurst neighborhoods. New construction, lot premiums, finish level and builder pricing can make citywide averages misleading.

Hurst August 2026 Economic Update

BUYER & RELOCATION DUE DILIGENCE

What Hurst Buyers Should Verify

- **Home systems:** foundation, drainage, cast-iron/older sewer, electrical, roof, HVAC and windows deserve careful inspection in older housing.
- **School assignment:** verify the exact HEB ISD campus and current TEA report.
- **Highway exposure:** Airport Freeway/SH 183, SH 121 and Loop 820 provide access but can affect noise and traffic.
- **Redevelopment context:** check Highway 10, North East Mall and older shopping centers for future land-use changes.
- **Rail access:** Trinity Lakes TRE service nearby can improve regional connectivity for south/east Hurst.
- **Flood/drainage:** check parcel-level drainage and floodplain conditions rather than relying on neighborhood assumptions.
- **Renovation permits:** verify additions, conversions, pools and major remodels where relevant.
- **Tax exemptions:** Hurst offers a 20% homestead exemption plus senior/disabled relief for qualifying owners.

SELLER STRATEGY

How Hurst Sellers Can Compete

Document condition

In a mature market, major updates to foundation, plumbing, roof, HVAC and windows can materially reduce buyer uncertainty.

Use neighborhood-specific pricing

North Hurst and Adkins Park should not be priced from lower-cost South or Central Hurst comps without adjustment.

Sell central access

DFW Airport, SH 121/183, Northeast Mall, HEB ISD, TCC and neighboring Bedford/Colleyville access are major location strengths.

DFW Pics listing-media opportunity: Hurst's renovated homes, pools, mature lots and rare new luxury construction benefit from professional photography, aerial context, floor plans and video. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

RETAIL ENGINE

North East Mall Remains a Major Economic Anchor

North East Mall opened in 1972 and remains one of Hurst's defining economic assets. The City's August 2026 update reported more than **2.1 million visits during the second quarter**, up about 100,000 from the prior year.

Primark opened in the former Nordstrom space, while the City continues working with Simon Property Group on future redevelopment and tenant strategy. The same update reported citywide commercial occupancy around **91%** and sales-tax collections up **2.48% year over year**.

> **Why it matters for housing:** unlike many aging regional malls, North East Mall continues to produce traffic and tenant investment. Its long-term evolution remains central to Hurst's tax base and nearby property context.

Hurst Economic Update

HIGHWAY 10 CORRIDOR

Hurst Is Planning a Highway 10 Redevelopment Strategy

The City says it is working with the North Central Texas Council of Governments and planning consultants on a visionary economic-development study for the **Highway 10 corridor**. The strategy is intended to take advantage of the new **Trinity Lakes TRE station** and support reinvestment in an older commercial/industrial corridor.

City budget materials also identify brownfield-remediation grants, vacant-building infill and redevelopment partnerships as ongoing priorities.

> **2027 watch item:** Highway 10 is one of Hurst's clearest opportunities to convert aging land uses into new employment, housing or mixed-use value without expanding the city limits.

Hurst FY 2025-26 budget narrative

EMPLOYMENT ANCHORS

Bell Flight, TCC Northeast & a Large Retail/Service Economy

Bell Helicopter's 1951 plant was the catalyst for Hurst's postwar population boom and remains a defining aerospace employment anchor. The City also continues discussions with Bell Flight around future development tied to expanded military-contract needs.

Tarrant County College's Northeast Campus, opened in 1968, is another major institutional anchor. Combined with North East Mall, hospitality, restaurants, healthcare and regional office/service uses, Hurst has an employment base broader than its residential population alone would suggest.

> **Location advantage:** Hurst sits near major employment in Fort Worth, DFW Airport, CentrePort, Arlington, Irving and the broader Mid-Cities while also supporting substantial jobs within the city.

MID-CITIES CONNECTIVITY

SH 121/183, Loop 820, DFW Airport & Trinity Railway Express

Hurst's central location is one of its strongest real-estate advantages. SH 121/183 provides direct east-west access, Loop 820 connects to Fort Worth and North Tarrant County, and DFW International Airport is only a short drive away.

The Trinity Railway Express does not have a station inside Hurst, but the new Trinity Lakes station near Highway 10 strengthens commuter rail access on the Fort Worth-Dallas line and is part of Hurst's Highway 10 redevelopment strategy.

> **Buyer rule:** test actual peak-period routes. Homes close to major highways can have outstanding access but different noise and traffic profiles from interior neighborhoods.

EDUCATION

Hurst-Euless-Bedford 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 results vary. Trinity High School earned **B / 83**, while several district campuses earned A ratings. Buyers should verify the exact assigned school and review current TEA data.

> **Fair-housing best practice:** present objective district and campus information without using school ratings as proxies for neighborhood quality or resident demographics.

TEA HEB ISD 2026 accountability

PARKS & RECREATION

Chisholm Park Anchors Hurst's Outdoor Amenities

Chisholm Park is Hurst's largest park at approximately **50 acres**. It includes two playgrounds, outdoor fitness equipment, pavilions, a fishing pond, basketball courts, picnic areas, athletic fields and about **1.5 miles of walking trails**.

The park sits beside Chisholm Aquatics Center and is one of several neighborhood parks, trails and recreation facilities spread across the compact city.

> **Listing-media angle:** established mature trees, neighborhood parks and trail proximity can be important differentiators in Hurst because buyers are often comparing homes of similar age and size.

Chisholm Park

OWNERSHIP COST

Hurst Property Taxes & Homestead Relief

The City currently lists a municipal property-tax rate of **$0.625159 per $100 assessed valuation**. Hurst also provides a **20% homestead exemption**, the maximum percentage exemption allowed under state law, plus **$35,000 senior and disabled exemptions**, a qualifying tax freeze and veteran relief.

> **Total-bill reminder:** the City rate is only one part of the tax stack. Tarrant County, HEB ISD, Tarrant County College and other applicable taxing entities must be calculated for the exact parcel.

Hurst Fiscal Services Facts • Tarrant Appraisal District

2027 OUTLOOK

What to Watch in Hurst Real Estate in 2027

Highway 10 plan advances

Transit-adjacent redevelopment can become one of Hurst's most important long-term reinvestment stories.

North East Mall keeps evolving

New tenants and Simon partnership work will determine whether the mall continues outperforming many aging regional centers.

Adkins Park adds luxury comps

New million-dollar homes create a distinct high-end Hurst segment.

Bell Flight expansion remains important

Aerospace growth can support local employment and commercial development.

Mature homes reward reinvestment

Updated systems and interiors should continue separating top-performing resales from deferred-maintenance inventory.

Central location stays Hurst's moat

Mid-Cities access to Fort Worth, Dallas, DFW Airport and surrounding employment remains difficult for outer suburbs to match.

BOOKMARK THESE

Hurst Official & Approved Resource Directory

City of Hurst
Government, services and news

Hurst History
Local history

Economic Development
Business and redevelopment resources

Economic Update
2026 retail, tourism and development activity

Budget
Current budget resources

Fiscal Services Facts
Tax rate and exemptions

Chisholm Park
Largest City park

HEB ISD
School district resources

Tarrant Appraisal District
Property appraisal records

NTREIS
Professional North Texas MLS data

Redfin Hurst
Allowed market source

Realtor.com Hurst
Allowed market source

Zillow Hurst
Allowed home-value source

Homes.com Hurst
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Hurst, Texas FAQ

How many people live in Hurst, Texas?

The U.S. Census Bureau estimated Hurst at 38,974 residents on July 1, 2025.

Is Hurst growing?

The Census Bureau estimates Hurst's population declined 3.6% from the April 2020 estimate base through July 2025, which is typical of a mature, nearly built-out city.

What is the Hurst median home price in 2026?

Redfin reports a rolling three-month median sale price of $379,236 through October 2026. Realtor.com reports a September median sold price of $333,200. The sources use different methodologies.

How many homes sold in Hurst in October 2026?

Redfin reports 92 homes sold in October 2026.

How many homes sold in Hurst this year?

Public portals do not provide one clean Jan. 1-through-current-date total under a consistent methodology. Use NTREIS for an exact YTD count.

Is Hurst a buyer's market?

Hurst is somewhat competitive according to Redfin, but buyers have normal negotiating room, with average sales around 2% below final list price.

What is Adkins Park?

Adkins Park is Hurst's newest luxury residential neighborhood. The City reported more than 20 second-quarter 2026 permits for homes valued above $1 million.

Is North East Mall still important to Hurst?

Yes. The City reported more than 2.1 million visits during the second quarter of 2026, new tenants including Primark and continued work with Simon on future redevelopment.

What is the Highway 10 redevelopment project?

Hurst is working with NCTCOG and planning partners on an economic-development strategy for Highway 10 that can capitalize on the nearby Trinity Lakes TRE station.

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

The City currently lists a municipal rate of $0.625159 per $100 assessed valuation.

Does Hurst have a homestead exemption?

Yes. Hurst provides a 20% homestead exemption plus additional relief for qualifying senior, disabled and veteran property owners.

Which school district serves Hurst?

Hurst-Euless-Bedford ISD serves the city. Buyers should verify exact campus assignment for the property.

What is HEB ISD's 2026 accountability rating?

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

What is Chisholm Park?

Chisholm Park is Hurst's largest park at approximately 50 acres, with athletic fields, playgrounds, a fishing pond, basketball, pavilions and about 1.5 miles of trails.

Why is Bell Flight important to Hurst?

Bell Helicopter's 1951 plant triggered Hurst's postwar growth boom, and Bell Flight remains a major aerospace employment and development anchor.

Is there commuter rail in Hurst?

No TRE station is inside Hurst, but the nearby Trinity Lakes TRE station is tied to the City's Highway 10 redevelopment strategy.

What should buyers inspect in older Hurst homes?

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

What should sellers emphasize in Hurst?

Condition and renovation history, HEB ISD, central Mid-Cities access, parks, lot characteristics and proximity to major retail/employment can strengthen listing positioning.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Hurst 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 conditions, zoning, road projects, 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.