DFW PICS • NORTH RICHLAND HILLS CITY GUIDE

North Richland Hills, Texas: 2026 City Guide, Real Estate, TEXRail, City Point & Parks

North Richland Hills is a mature Northeast Tarrant County city with an unusually strong mix of established single-family neighborhoods, commuter rail, municipal recreation and targeted redevelopment. The Census Bureau estimates **70,843 residents in 2025**, up only **1.3% from the April 2020 estimate base**. Yet the housing market remains active: Redfin reports **186 October sales** and a rolling three-month median near **$390,000**. City Point, the Smithfield and Iron Horse TEXRail districts, NRH2O, Iron Horse Golf, 800+ acres of parks and major roadway access shape the next phase.

Explore NRH Real Estate | See City Point & TEXRail Growth | Download Printable PDF

Research update: November 24, 2026 • Redfin/Zillow through October 2026.

70,843
U.S. Census Bureau population estimate, July 1, 2025

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

186
Redfin homes sold in October 2026

$0.555144
FY 2027 City tax rate per $100 valuation

NAVIGATE THE GUIDE

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Print or share: Download the print-friendly North Richland Hills City Guide PDF.

CITY SNAPSHOT

North Richland Hills at a Glance

Measure	Latest figure	Why it matters
Population estimate	70,843 (July 1, 2025)	Up 1.3% from the April 2020 estimate base.
2020 Census population	69,917	Shows a mature, mostly built-out market.
Redfin median sale price	$389,729	October 2026 rolling three-month city series.
Zillow typical home value	$362,534	October 2026, up 0.8% year over year.
Redfin October sales	186	Relatively high transaction volume for a mature Mid-Cities suburb.
Parkland	800+ acres	One of NRH's strongest quality-of-life assets.
Trail system	30+ miles	Extensive connected hike-and-bike network.
Business base	1,200 businesses	Broad local employment and tax-base diversification.

U.S. Census QuickFacts • City overview

INFILL OVER EXPANSION

A Mature City Still Producing New Neighborhoods and Mixed-Use Districts

North Richland Hills is largely built out, but unlike many mature suburbs it still has meaningful housing creation through redevelopment. The City says roughly 71% of its 28,000+ residential units are single-family, while new apartments and townhomes are deliberately concentrated in a small number of Urban Village areas.

Single-family roots

Most residential units remain detached homes across established neighborhoods.

Transit-oriented growth

Smithfield and Iron Horse were zoned for transit-oriented development around TEXRail stations.

Large redevelopment sites

City Point transforms the former North Hills Mall area into new homes, apartments, commercial space and hospitality.

Real-estate implication: NRH is not one market. Established acreage, 1960s-1980s subdivisions, HomeTown, new City Point homes, townhomes and transit-oriented apartments all require different comp logic.

FROM FARM COUNTRY TO NORTHEAST TARRANT HUB

NRH Grew Out of Peters Colony Settlement and the Smithfield Community

1848: Families begin arriving under the Peters Colony land grant.

1849: Nearby Birdville becomes Tarrant County's first county seat.

1952: Clarence Jones begins subdividing his 268-acre dairy farm.

1953: Residents vote to incorporate North Richland Hills after annexation into Richland Hills is rejected.

1960: Smithfield is annexed into North Richland Hills, bringing a historic community identity into the growing suburb.

Late 20th century: Loop 820, SH 121/183 and Northeast Tarrant growth transform the city into a major residential and commercial center.

2019 onward: TEXRail and transit-oriented redevelopment create a new growth model based on infill and walkability.

History of NRH

HOUSING MARKET

North Richland Hills Real Estate Market: October 2026

Redfin reports a rolling three-month median sale price of **$389,729**, **186 October sales**, **44 median days on market** and a **98.5% sale-to-list ratio**. Prices were up 3.1% year over year.

Zillow reports an October typical home value of **$362,534**, up **0.8% year over year**, with **245 homes for sale**, a **$388,965 median list price** and **29 median days to pending**. Its latest sale-to-list ratio was 0.996, with 52.8% of September sales below list.

Realtor.com's current search snapshot shows a **$385,000 median listing price**, roughly **278 active listings** and **51 average days on market**.

Values are resilient

Both Redfin and Zillow show modest year-over-year gains.

Negotiation still exists

Redfin says average homes sell about 2% below list even in a somewhat competitive market.

Sales volume is healthy

186 October closings is a strong monthly count for a mature Tarrant County suburb.

Neighborhood differences matter

Older south/central neighborhoods, Smithfield, HomeTown, City Point and larger north-side lots produce very different pricing patterns.

Redfin NRH • Zillow NRH • Realtor.com NRH

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **186 homes sold in October 2026**, down from 205 in October 2025. Public consumer portals do not provide one consistent Jan. 1-through-Oct. 31 closed-sales total under identical filters, so this guide does not create a false YTD number.

Checkpoint	Sales / inventory	Price measure	Interpretation
October 2026	186 homes sold	$389,729 rolling 3-month median	Redfin city tracker.
October month-end	245 for-sale listings	$362,534 typical value	Zillow ZHVI + inventory.
Current Realtor snapshot	~278 active listings	$385,000 median list	Current listing market rather than closed-sales median.

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

MICRO-MARKETS

NRH Housing Submarkets & Price Tiers

HomeTown

Newer traditional-neighborhood design, trails, lakes and mixed housing types create a distinct premium submarket.

Smithfield

Historic area with older homes, newer infill and direct TEXRail/Cotton Belt Trail access.

City Point

New single-family homes plus multifamily and commercial development around City Hall.

North NRH / larger lots

Established move-up homes and larger lots near Keller/Colleyville edges can trade well above citywide medians.

Central / south NRH

Older, generally more attainable homes where condition, remodeling and redevelopment proximity matter heavily.

Iron Horse / Loop 820

Transit-oriented redevelopment and mixed housing near the Iron Horse TEXRail station create an urbanizing submarket.

BUYER & RELOCATION DUE DILIGENCE

What NRH Buyers Should Verify

- **School district:** most NRH properties are in Birdville ISD, but some northern neighborhoods are in Keller ISD.
- **Transit proximity:** Smithfield and Iron Horse TEXRail access can be valuable, but evaluate rail/road noise at the property.
- **City Point/PID:** City Point uses a PID/TIF financing structure; verify parcel-level obligations on newer properties.
- **Home systems:** older neighborhoods warrant careful foundation, drainage, sewer/plumbing, electrical, roof and HVAC review.
- **Future land use:** check Urban Village/TOD plans around Smithfield, Iron Horse and City Point.
- **Road access:** Loop 820, SH 121/183, Davis Boulevard and Rufe Snow provide strong connectivity but create different traffic/noise profiles.
- **Flood/drainage:** use parcel-specific floodplain and drainage information.
- **Homestead exemptions:** NRH offers a 20% City homestead exemption plus senior/disabled relief.

SELLER STRATEGY

How North Richland Hills Sellers Can Compete

Price by neighborhood

HomeTown, Smithfield, City Point and larger-lot north-side homes should not be blended into one citywide price-per-square-foot average.

Document updates

Foundation, roof, HVAC, plumbing, windows and remodeling history can materially reduce buyer uncertainty.

Sell connectivity

TEXRail, 820/121/183, trails, parks, NRH2O and regional employment access can differentiate well-presented listings.

DFW Pics listing-media opportunity: NRH's mature lots, remodeled homes, golf-course properties and transit-oriented infill benefit from professional photography, aerial context, video and floor plans. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

FLAGSHIP REDEVELOPMENT

City Point Replaces the Former North Hills Mall With a New Mixed-Use District

City Point covers roughly **52 acres** around NRH City Hall at Boulevard 26 and Loop 820. The project replaces the former North Hills Mall area with approximately **370 single-family homes**, roughly **450 multifamily units**, commercial space, trails, open space and a hotel.

The City's FY 2024 financial report said that as of March 2025 more than **250 homes had been developed and sold**, the first commercial phase was under construction, and a 103-room Homewood Suites hotel was expected. Full buildout was projected for late 2026 or early 2027 with more than 2,000 additional residents.

Financing structure: City Point is supported by TIF #3 and a Public Improvement District that funds streets, sidewalks, utilities and drainage. Buyers should review parcel-specific assessments and disclosures.

City Point TIF/PID

RAIL-CONNECTED GROWTH

Two TEXRail Stations Make NRH Unusual Among Mature DFW Suburbs

Trinity Metro TEXRail connects Fort Worth, North Richland Hills, Grapevine and DFW Airport. NRH has two stations: **North Richland Hills/Iron Horse** and **North Richland Hills/Smithfield**.

The City intentionally zoned the Smithfield and Iron Horse areas for transit-oriented development years before TEXRail opened. These districts are now designated Urban Villages where apartments, townhomes, single-family infill and walkable commercial uses can be concentrated without broadly changing established single-family neighborhoods.

> **Buyer/seller angle:** TEXRail can materially improve access to downtown Fort Worth and DFW Airport, especially for properties near Smithfield and Iron Horse, but station proximity should be valued alongside noise, parking and future mixed-use construction.

NRH TEXRail overview

LOCAL ECONOMY

Healthcare, Education, Manufacturing, Logistics & Services

North Richland Hills has approximately **1,200 businesses**. The City's 2024 financial report lists major local employers including the City of NRH, Walmart, Birdville ISD, Medical City North Hills, HealthMarkets, Tarrant County College Northeast, Tyson Prepared Foods, XPO Logistics and Smurfit Kappa.

The city also targets professional office/business services, experiential entertainment, omnichannel retail, specialty food and beverage, and pedestrian-friendly businesses around mixed-use districts.

> **Housing implication:** NRH is not only a bedroom suburb. Local healthcare, education, manufacturing, logistics and municipal employment add to demand generated by Fort Worth and DFW Airport access.

REGIONAL MOBILITY

Loop 820, SH 121/183, TEXRail & DFW Airport

North Richland Hills sits along Northeast Loop 820 and the SH 121/183 corridor, with Davis Boulevard, Rufe Snow, Precinct Line and Boulevard 26 providing important local north-south connections. TEXRail adds a rail alternative to downtown Fort Worth and DFW Airport.

Buyer rule: NRH's connectivity varies significantly by micro-location. Test both road and rail options rather than relying on straight-line distance.

EDUCATION

Birdville ISD Serves Most of NRH; Keller ISD Serves Some Northern Neighborhoods

TEA's 2026 accountability system rates **Birdville ISD C / 79 overall**, with a B / 80 in School Progress. Campus results vary: **Richland High School earned B / 82** and Birdville High School earned B / 81.

Some northern North Richland Hills neighborhoods are served by **Keller ISD** instead, and the City's 2026 tax table explicitly lists separate Birdville and Keller ISD rates.

Fair-housing best practice: verify the exact parcel's district and campus using official sources, and present objective accountability data rather than using school ratings as a proxy for neighborhood quality.

Birdville ISD 2026 TEA report

OUTDOOR NRH

800+ Acres of Parkland and 30+ Miles of Trails

NRH Parks & Recreation manages more than **800 acres of parkland**, 34 parks/facilities/trails and more than **30 miles of hike-and-bike trails**. Major community parks include Cross Timbers, Fossil Creek, Green Valley, Northfield, Richfield and Walker's Creek.

The trail network includes the Cotton Belt Trail, Walker's Creek Trail, North Electric Trail, John Barfield Trail, Calloway Branch Trail and other connectors that link neighborhoods to parks, schools and recreation destinations.

Listing-media angle: trail connectivity, mature trees, ponds and greenbelt adjacency can be meaningful value differentiators and are particularly effective to show with aerial photography.

NRH Parks & Trails

SIGNATURE MUNICIPAL AMENITIES

NRH2O, NRH Centre & Iron Horse Golf

NRH2O

17-acre municipal water park with 23 attractions; opened in 1995 as the first municipal water park in Texas.

NRH Centre

86,000-square-foot multigenerational recreation and wellness facility with indoor aquatics, gym, fitness and event space.

Iron Horse Golf

City-owned 18-hole public course opened in 1988 and renovated with approximately $3 million in improvements completed in 2020.

Quality-of-life advantage: NRH funds a large parks/recreation system partly through a dedicated half-cent sales tax, giving a mature city a recreation inventory that competes with much newer suburbs.

NRH2O • Iron Horse Golf

OWNERSHIP COST

North Richland Hills Property Taxes: FY 2027

The City adopted a FY 2026-27 property-tax rate of **$0.555144 per $100 taxable value**. Current 2026 rates published by the City are:

Taxing jurisdiction	Rate per $100
City of North Richland Hills	**$0.555144**
Birdville ISD / Keller ISD	$1.186540 / $1.085200
Tarrant County	$0.186000
JPS Hospital District	$0.159000
Tarrant County College	$0.120000

The City offers a **20% homestead exemption**, an additional **$36,000 senior/disabled exemption**, and a senior/disabled City tax ceiling.

Buyer budgeting rule: verify the school district and any PID assessment. City Point properties can have PID obligations in addition to ordinary taxing entities.

2027 OUTLOOK

What to Watch in North Richland Hills Real Estate in 2027

City Point reaches later-stage buildout

More commercial/ hospitality delivery can strengthen the residential phase already established around City Hall.

TEXRail districts continue maturing

Smithfield and Iron Horse remain the city's clearest locations for denser mixed-use housing and walkability.

Established homes reward renovation

Updated systems and interiors should continue creating value spreads in older subdivisions.

Transit becomes a stronger differentiator

Direct rail access to Fort Worth and DFW Airport remains unusual among mature suburbs.

Tax/PID literacy matters more

As newer City Point and TOD inventory expands, buyers need to compare assessments as well as headline prices.

Parks remain a competitive advantage

800+ acres, 30+ miles of trails and major City-owned recreation assets continue supporting neighborhood demand.

BOOKMARK THESE

North Richland Hills Official & Approved Resource Directory

City of North Richland Hills
Government, services and news

Economic Development
Development and business resources

City Point TIF/PID
City Point financing and infrastructure

TEXRail
Smithfield and Iron Horse rail access

Parks & Trails
800+ acres and trail system

NRH2O
Municipal water park

Property Taxes
Current rates and exemptions

Birdville ISD
Primary school district

Keller ISD
District serving some northern NRH properties

Tarrant Appraisal District
Property appraisal records

NTREIS
Professional North Texas MLS data

Redfin NRH
Allowed market source

Realtor.com NRH
Allowed market source

Zillow NRH
Allowed home-value source

Homes.com NRH
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

North Richland Hills, Texas FAQ

How many people live in North Richland Hills?

The U.S. Census Bureau estimated North Richland Hills at 70,843 residents on July 1, 2025.

How fast is North Richland Hills growing?

The Census Bureau estimates population grew 1.3% from the April 2020 estimate base through July 2025.

What is the NRH median home price in 2026?

Redfin reports a rolling three-month median sale price of $389,729 through October 2026.

How many homes sold in NRH in October 2026?

Redfin reports 186 homes sold in October 2026.

How many homes sold in NRH this year?

Use NTREIS with city-limit boundaries and consistent Jan. 1-through-reporting-date filters for a defensible YTD total.

Is North Richland Hills a competitive housing market?

Redfin rates NRH somewhat competitive, with homes selling in roughly 44-45 days over the latest three-month period.

What is City Point?

City Point is a roughly 52-acre mixed-use redevelopment around City Hall on the former North Hills Mall site, with single-family homes, multifamily housing, commercial space, trails and hospitality.

Does City Point have a PID?

Yes. TIF #3 and a Public Improvement District fund public infrastructure within City Point.

Does North Richland Hills have TEXRail stations?

Yes. NRH has two TEXRail stations: Iron Horse and Smithfield.

What is North Richland Hills' FY 2027 City tax rate?

The adopted municipal tax rate is $0.555144 per $100 taxable valuation.

Does NRH have a homestead exemption?

Yes. The City provides a 20% homestead exemption, plus a $36,000 senior/disabled exemption and qualifying tax ceiling.

Which school district serves NRH?

Most properties are in Birdville ISD, while some northern neighborhoods are in Keller ISD.

What is Birdville ISD's 2026 accountability rating?

TEA rated Birdville ISD C / 79 overall in 2026.

What is Richland High School's 2026 rating?

TEA rated Richland High School B / 82 overall in 2026.

How much parkland does NRH have?

The City reports more than 800 acres of parkland and more than 30 miles of hike-and-bike trails.

What is NRH2O?

NRH2O is a 17-acre City-owned water park with 23 attractions; it opened in 1995 as the first municipal water park in Texas.

What is Iron Horse Golf Course?

Iron Horse is a City-owned 18-hole public golf course that opened in 1988 and completed a major renovation in 2020.

What should sellers emphasize in North Richland Hills?

Renovation history, neighborhood-specific value, TEXRail and highway access, parks/trails, lot characteristics and proximity to City Point or other redevelopment can strengthen listing positioning.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across North Richland Hills 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 district, PID assessments, flood/drainage, rail/highway noise, zoning, renovation permits, HOA obligations and development status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.