

DFW RELOCATION GUIDE

DALLAS

Neighborhoods · Home Prices · Schools · Cost of Living · Lifestyle

TEXAS



**NEW VIDEOS
EVERY WEEK!
CLICK BELOW**



SUBSCRIBE

CONTENT REVIEW



07 REAL ESTATE OVERVIEW

Housing market trends, neighborhoods, and top areas to live.

WHY BUY IN DALLAS?

Benefits of purchasing property in Dallas, from affordability to lifestyle.

04

WELCOME TO DALLAS

Introduction to the city and what this guide covers.



10 COST OF LIVING

Overview of taxes in Dallas: income, sales, and property taxes.



12

**TRANSPORTATION
& COMMUTE**



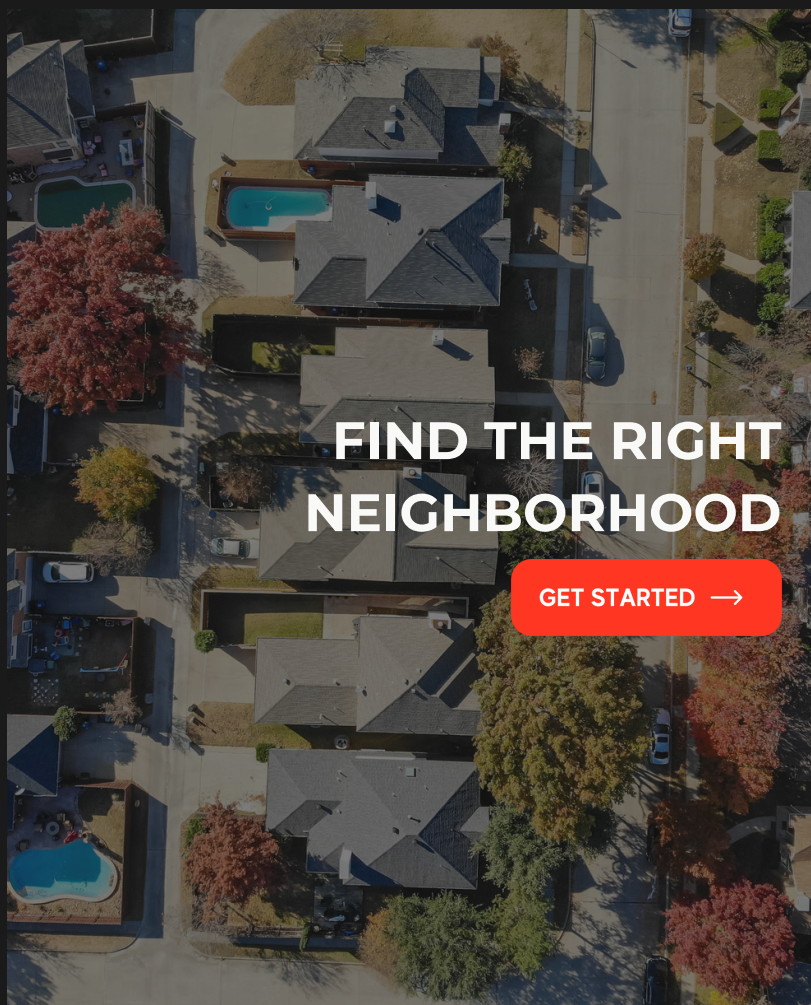
13

WEATHER OVERVIEW

*Dallas climate with
average temperatures
and precipitation.*

16

**CULTURE &
LIFESTYLE**



**FIND THE RIGHT
NEIGHBORHOOD**

GET STARTED →

A photograph of the Dallas skyline at sunset. The sky is a mix of orange, pink, and blue. The city lights are beginning to glow. A large black diagonal shape cuts across the lower half of the image, serving as a background for the text.

WELCOME TO **DALLAS!**

Thank you for downloading this Relocation Guide.

An aerial photograph of the Dallas skyline during the 'golden hour' of sunset. The sky is a vibrant mix of orange, pink, and blue, with scattered white clouds. In the foreground, several modern skyscrapers are visible, including a prominent white building with a grid-like facade and a glass-walled building reflecting the colorful sky. The city lights are beginning to glow, and a construction crane is visible on the left side of the frame.

We're Living in Dallas, Texas, and I'm excited to help you discover everything this vibrant metro area has to offer. Whether you're considering a move for career opportunities, lifestyle, or family, Dallas is a city that blends urban excitement, cultural richness, and southern charm.

This guide will walk you through the essentials: neighborhoods, housing, cost of living, schools, activities, healthcare, and more. I'm here to make your transition smooth and informed.

***Welcome aboard
and welcome to
Dallas!***

WHY MOVE TO DALLAS?

Dallas has become one of the most desirable places to live in the U.S. for good reason. Known for its diverse culture, booming economy, and friendly atmosphere, Dallas offers the perfect balance of city living and suburban relaxation.



Thriving Economy

Dallas is home to major employers in tech, healthcare, finance, and transportation. The city's robust job market provides excellent opportunities for career growth.



Outdoor Lifestyle

With warm weather for most of the year, Dallas offers plenty of outdoor activities. Enjoy hiking, biking, golfing, and access to lakes, parks, and nature trails.

Community Appeal

Dallas is known for its friendly, welcoming neighborhoods. Whether you're in urban areas like Uptown or suburban neighborhoods like Frisco or Plano, you'll find a strong sense of community and connection.

Affordability

Compared to other major metros like Los Angeles or New York, Dallas offers a lower cost of living, especially in terms of housing. You'll find a range of options from affordable apartments to luxurious homes.

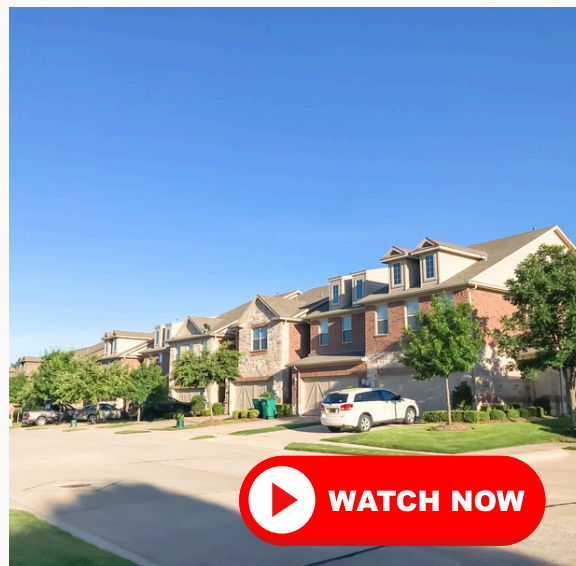


DALLAS HOUSING OVERVIEW

YOUR GUIDE TO THE DALLAS MARKET

Dallas' housing market is thriving, with steady demand driven by a strong economy and diverse job opportunities. The median home price in Dallas is around \$400,000 (as of 2025). The city offers a variety of housing options, from modern

condos in Uptown to historic homes in neighborhoods like Oak Cliff. With new construction booming in suburbs like Frisco, McKinney, and Allen, Dallas provides a range of choices for both homeowners and investors looking for long-term appreciation.



Why Buy in Dallas?

Dallas combines a low cost of living, high quality of life, and diverse career opportunities. Whether you're buying your first home, investing in new construction, or seeking a luxury retreat, Dallas offers something for every lifestyle and budget.

AREAS TO WATCH IN DALLAS



Uptown Dallas

Known for its vibrant nightlife, upscale condos, and walkability, Uptown is a hotspot for young professionals and those looking to live close to dining, shopping, and entertainment.



Frisco and McKinney

These fast-growing suburbs offer excellent schools, family-friendly amenities, and new construction homes. They're perfect for first-time homebuyers and families looking for spacious homes with great community features.





Downtown Dallas

The heart of the city, offering an urban lifestyle with easy access to office buildings, cultural centers, and entertainment.



Highland Park

Known for their affluent lifestyle, beautiful historic homes, and top-tier schools, these neighborhoods are ideal for those seeking luxury living and proximity to Dallas' best amenities.

COST OF LIVING IN DALLAS

Dallas offers an excellent quality of life at an affordable cost. While the city has experienced growth in recent years, it remains more affordable than many other major metropolitan areas like Los Angeles, New York, and San Francisco, making it an attractive option for homebuyers and renters alike.

Housing

The median home price in Dallas is approximately \$400,000 (2025), which is significantly lower than cities like Los Angeles or New York. New construction is widespread in the suburbs, with affordable options in neighborhoods like Plano, Frisco, and McKinney.

Market & Healthcare

Grocery prices and healthcare costs in Dallas are lower than the national average, making it a cost-effective city for families

Utilities & Transit

Utilities and transportation costs are generally in line with national averages. Dallas boasts an efficient public transportation system and a well-connected highway network, making commuting relatively easy and affordable.

Overall, Dallas provides a balanced, affordable living environment with plenty of amenities, making it an ideal place for professionals, families, and retirees alike.





DID YOU KNOW THIS?

Income Tax

Texas is one of the few states with no state income tax, making it an attractive destination for both individuals and businesses. This means residents keep more of their earnings compared to states with higher income tax rates.

Sales Tax

The state sales tax rate in Texas is 6.25%, with local jurisdictions adding up to 2% in certain areas, making the total sales tax rate in Dallas up to 8.25%.

Property Tax

The average effective property tax rate in Texas is approximately 1.80%, which is higher than the national average. However, property taxes are relatively predictable and are used to fund local services such as schools and emergency services.

Dallas benefits from a relatively affordable cost of living, especially considering the absence of state income tax. Housing, groceries, and healthcare costs are moderate compared to cities like New York and Los Angeles, and utilities and transportation expenses are competitive with national averages.



GETTING AROUND

Dallas offers a well-connected transit system and efficient highways, making commuting convenient:

Public Transit

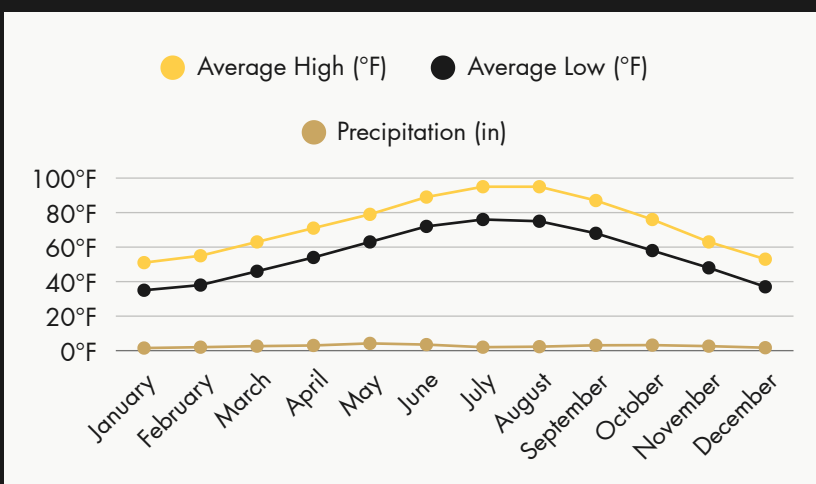
Dallas Area Rapid Transit (DART) operates buses and light rail services throughout the metroplex, including to areas like Plano, Irving, and Richardson.

Major Highways

I-35, I-30, and I-20 are key highways in Dallas, connecting the city to suburbs and neighboring cities like Fort Worth, Arlington, and Denton. The newly expanded State Highway 121 provides easy access to areas like Frisco and McKinney.

Airport Access

Dallas-Fort Worth International Airport (DFW) is about 20 minutes from downtown Dallas, offering nonstop flights to virtually every major hub across the U.S. and internationally.



YOUR CLIMATE GUIDE

Dallas enjoys a warm climate with hot summers and mild winters. The city experiences two distinct seasons, with long, hot summers and short, cooler winters. Rainfall is moderate, and the city sees an occasional snowstorm during the winter months, though it is rare.

Winters

are mild compared to much of the U.S. with cool to cold temperatures and occasional snow.

Summers

are typically hot with temperatures regularly surpassing 90°F, but low humidity makes the heat more bearable.

Spring and Fall

offer comfortable, moderate temperatures and are considered the most pleasant seasons in Dallas.

STAY CONNECTED



Want to see Dallas in action?

Visit my channel Living in Dallas, Texas where I share neighborhood tours, real estate updates, lifestyle insights, and relocation tips.



Don't forget to subscribe so you never miss new content!

EXPLORE DALLAS WITH OUR INTERACTIVE MAP



Explore Dallas' neighborhoods, schools, shopping, and more through our interactive map, available on our website. This tool lets you visualize where you'll live, shop, and play, making your relocation research easy and fun.



 [Visit Website](#)

Visit [Living in Dallas, Texas Website] to try it out!

CULTURE & LIFESTYLE

Dallas' culture is a dynamic blend of southern hospitality and big-city vibrancy. The city thrives with a mix of cultural institutions, diverse neighborhoods, and a rich local tradition that appeals to residents and visitors alike.

Arts & Museums

Dallas boasts a vibrant arts scene, with institutions like the Dallas Museum of Art, Perot Museum of Nature and Science, and the Nasher Sculpture Center.

Music & Nightlife

Dallas is home to a thriving music scene, from intimate venues like The Kessler Theater to major events such as the Dallas International Guitar Festival.



Sports Teams

Dallas is a sports enthusiast's dream, with world-class teams like the Dallas Cowboys (NFL), Dallas Mavericks (NBA), Dallas Stars (NHL), and Texas Rangers (MLB). Whether you're cheering at AT&T Stadium or American Airlines Center, there's no shortage of exciting games to catch.

Local Traditions

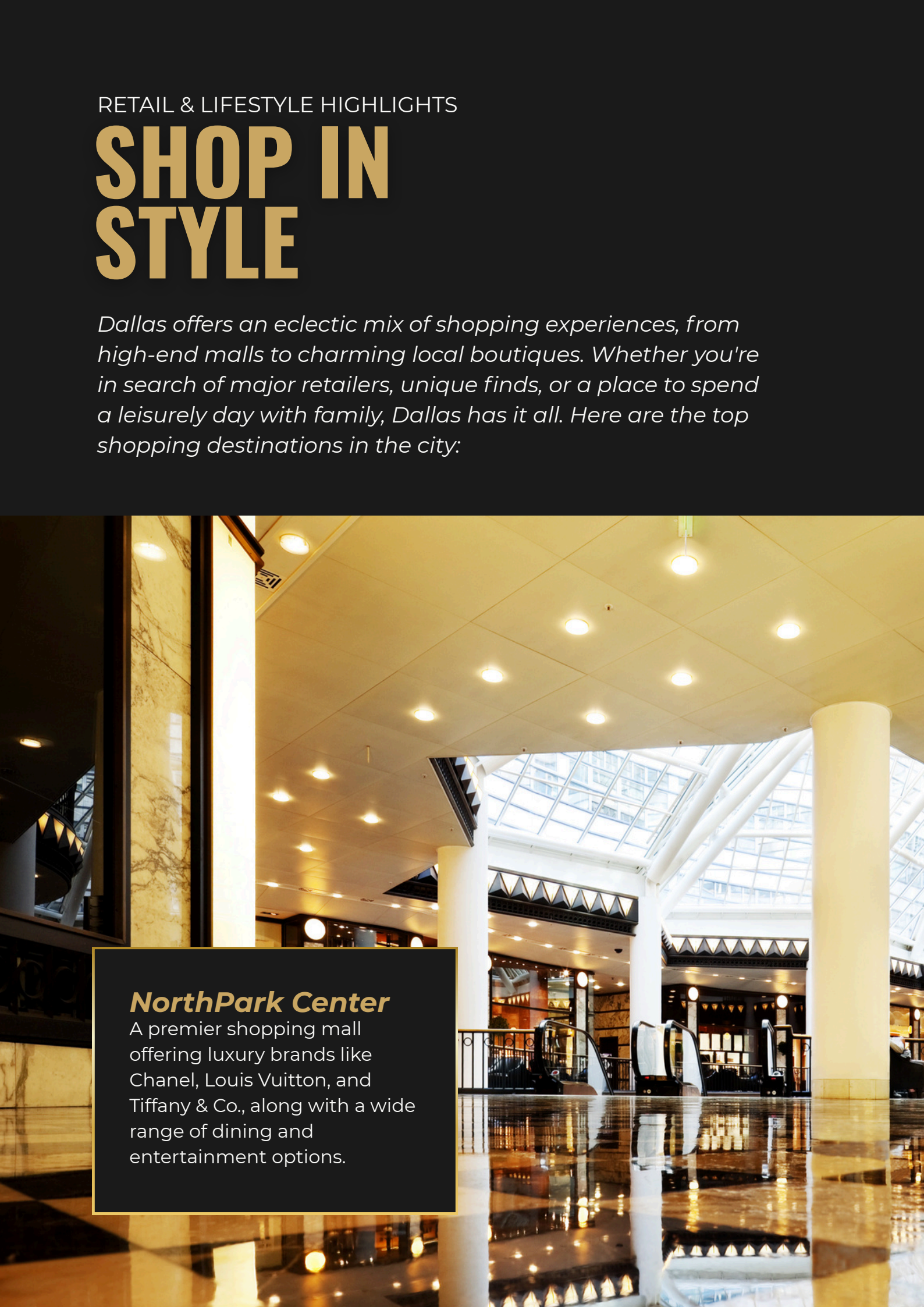
Dallas is known for its strong traditions, such as the State Fair of Texas, Mardi Gras in Deep Ellum, and the Dallas Arts District events. The city also celebrates with parades, local food festivals like the Dallas Farmers Market, and the Big Tex statue at the State Fair, which welcomes thousands every year.



RETAIL & LIFESTYLE HIGHLIGHTS

SHOP IN STYLE

Dallas offers an eclectic mix of shopping experiences, from high-end malls to charming local boutiques. Whether you're in search of major retailers, unique finds, or a place to spend a leisurely day with family, Dallas has it all. Here are the top shopping destinations in the city:

A photograph of the interior of a shopping mall, likely NorthPark Center. The image shows a multi-level atrium with a high ceiling, white columns, and a large glass skylight. The floor is highly reflective, showing the lights and architecture. In the background, there are escalators and storefronts of shops.

NorthPark Center

A premier shopping mall offering luxury brands like Chanel, Louis Vuitton, and Tiffany & Co., along with a wide range of dining and entertainment options.



Uptown Dallas

Known for its trendy boutiques and unique local stores, Uptown offers a more intimate shopping experience with access to hip cafes and art galleries.

Galleria Dallas

A Dallas landmark with over 200 stores, including high-end fashion retailers and an indoor ice rink for year-round fun.

Mockingbird Station

A vibrant shopping, dining, and entertainment area with a mix of boutiques, restaurants, and live music venues.



Highland Park Village

Dallas' upscale shopping destination, featuring designer shops, luxury boutiques, and fine dining.

RETAIL & LIFESTYLE HIGHLIGHTS

MUST-TRY RESTAURANTS

Dallas' food scene is as diverse as its people, offering everything from upscale eateries to beloved local dives. Whether you're craving gourmet cuisine or a casual meal, Dallas has something for every palate. Here are the top must-try restaurants in the city:



Mi Cocina

A beloved Tex-Mex spot in the Dallas area, known for its flavorful margaritas and vibrant tacos, making it a great casual dining option.





Lockhart Smokehouse

Known for its authentic Texas BBQ, Lockhart serves mouthwatering brisket, ribs, and sausage in a casual, family-friendly environment.

The French Room

An upscale, fine-dining experience located inside the historic Adolphus Hotel, offering elegant French cuisine and exceptional service.

Dallas Chop House

A premier steakhouse serving prime cuts of meat, fresh seafood, and a robust wine list in a chic, modern setting.



Pappadeaux's Seafood Kitchen

A local favorite for fresh seafood, serving up classic Cajun and Creole dishes in a relaxed atmosphere.

RETAIL & LIFESTYLE HIGHLIGHTS

TOP DALLAS EXPERIENCES

Dallas is a city that offers endless opportunities for adventure, culture, and entertainment. Whether you're an outdoor enthusiast, an art lover, or seeking family-friendly fun, Dallas has something for everyone. Here are the top 3 activities that showcase the best of what the city has to offer:



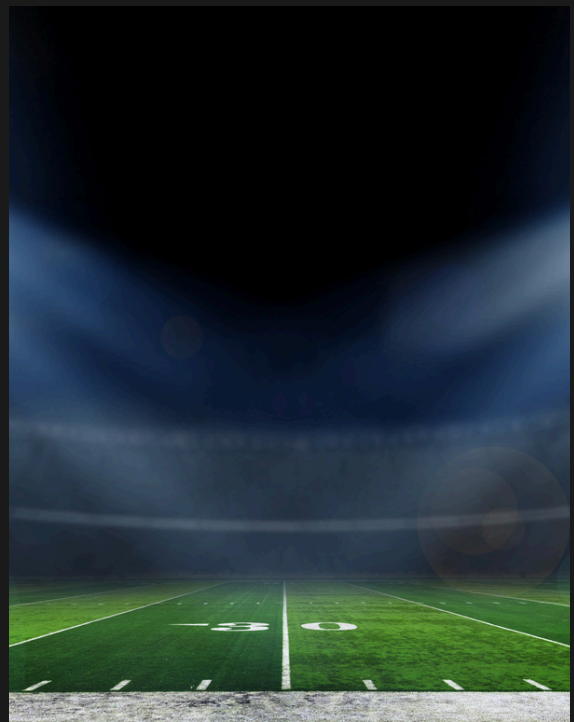
Visit the Dallas Arboretum and Botanical Garden

Located on the shores of White Rock Lake, the Arboretum offers stunning gardens, seasonal festivals, and family-friendly events. It's a great place to explore nature in the heart of the city.



Explore the Sixth Floor Museum at Dealey Plaza

A must-see for history buffs, this museum chronicles the life and legacy of President John F. Kennedy, located at the site of his tragic assassination.



Catch a Game at AT&T Stadium

Whether you're a fan of football, concerts, or events, the home of the Dallas Cowboys offers an unparalleled sports and entertainment experience, with something exciting happening year-round.



EDUCATION IN DALLAS

WHERE LEARNING THRIVES

Dallas is home to some of the best educational institutions in the state, offering excellent opportunities for students of all ages. Whether you're looking for higher education, top-rated K-12 schools, or specialized programs, Dallas has options that cater to every need. Here are the top 3 universities and schools in the city:



The University of Texas at Dallas

A renowned public research university offering a wide range of undergraduate and graduate programs in fields such as engineering, business, and arts. UTD is known for its innovation and contributions to technology and research.



Southern Methodist University

A prestigious private university in Dallas offering top-tier programs in business, law, engineering, and the arts. SMU is well-regarded for its strong alumni network and excellent campus culture.



Dallas Independent School District

The public school system serving Dallas, providing a wide variety of schools, including magnet schools, specialized programs, and high-achieving high schools. DISD is committed to academic excellence and student success.

HEALTHCARE IN DALLAS

YOUR HEALTH IN GOOD HANDS

Dallas is home to some of the most reputable healthcare facilities in Texas, offering high-quality care across a range of specialties. Whether you're in need of emergency services, ongoing treatments, or specialized medical attention, Dallas has a range of healthcare providers known for their excellence. Here are the top 3 healthcare providers in the city:



UT Southwestern Medical Center

Renowned for its cutting-edge research and comprehensive healthcare services, UT Southwestern is a leader in cancer treatment, neurology, cardiology, and more. It's a top choice for specialized care and medical research in the Dallas area.



Parkland Health & Hospital System

One of the largest public healthcare systems in the U.S., Parkland provides emergency services, maternity care, trauma services, and a wide range of specialty care to the Dallas community. It is highly regarded for its commitment to patient care and service.



Baylor University Medical Center

Part of the Baylor Scott & White Health system, this hospital offers a wide range of medical services, including advanced surgery, cardiology, orthopedics, and more. Known for its compassionate care and medical expertise, it's a trusted provider in Dallas.





DALLAS' TOP EMPLOYERS

ECONOMIC DRIVERS OF THE BIG D

Dallas is not only a great place to live, but it also offers a strong job market with a diverse range of industries. From technology and healthcare to education and finance, the city is home to several major employers that drive the local economy. Here are the top 3 major companies in Dallas:



AT&T

Headquartered in Dallas, AT&T is a global leader in telecommunications, providing employment opportunities in technology, marketing, customer service, and corporate management. The company plays a significant role in the city's economy.



Southwest Airlines

With its headquarters located at Dallas Love Field Airport, Southwest Airlines is one of the largest employers in Dallas, providing thousands of jobs in aviation, customer service, operations, and corporate roles.



Texas Health Resources

As one of the largest healthcare providers in the state, Texas Health Resources offers a wide range of services across its hospitals and clinics, making it a key employer in the Dallas-Fort Worth area with job opportunities in healthcare, administration, and more.

DALLAS



City Highlights:
Vibrant, Diverse, Thriving



POPULATION
1,304,000



MEDIAN HOME PRICE
\$400,000



PUBLIC SCHOOL
DALLAS ISD



PUBLIC TRANSPORT
DART (BUSES, LIGHT RAIL)

Amenities

Dallas offers world-class dining, entertainment, and shopping, with diverse cultural events. Top amenities include top-tier hospitals, parks, and luxury shopping centers like NorthPark. Residents also enjoy robust sports teams, museums, and the arts district.

Notable Attraction

The Sixth Floor Museum, AT&T Stadium, Klyde Warren Park, Dallas Zoo



Community Vibe

The community in Dallas is fast-paced, cosmopolitan, and welcoming. It features a blend of urban living with suburban options.

Why Residents Love this City

Dallas is loved for its career opportunities, diverse culture, and thriving economy. The lack of state income tax and its strong housing market also attract many.

FATE



City Highlights:

Small-Town, Peaceful, Growing



POPULATION

13,000



MEDIAN HOME PRICE

\$300,000



PUBLIC SCHOOL

ROYSE CITY ISD



PUBLIC TRANSPORT

NONE (COMMUTE TO DALLAS)

Amenities

Fate offers a quieter suburban lifestyle with a variety of parks and community centers. Its proximity to Dallas makes it convenient while maintaining a rural charm. Residents enjoy the local library and excellent schools.



Notable Attraction

Lake Ray Hubbard, Fate City Park, Rockwall Golf and Athletic Club

Community Vibe

The community is tight-knit, with a slower pace of life, ideal for families. There's a strong focus on maintaining a peaceful living environment while welcoming newcomers.



Why Residents Love this City

Residents love Fate for its family-friendly atmosphere, small-town charm, and easy access to Dallas. It's an ideal spot for those seeking a quieter lifestyle with a short commute to the city.

FORNEY



City Highlights:
Friendly, Growing, Convenient



POPULATION

30,000



MEDIAN HOME PRICE

\$275,000



PUBLIC SCHOOL

FORNEY ISD



PUBLIC TRANSPORT

NONE (COMMUTE TO DALLAS)

Amenities

Forney provides excellent local amenities, including parks, a community center, and a variety of dining options. The school district is highly rated, and there's a growing selection of retail and grocery stores.

Notable Attraction

Forney Community Park,
Downtown Forney, Gateway
Parks



Community Vibe

The community is warm and welcoming, with a strong focus on family values and local events. It maintains a rural feel with increasing growth and development.

Why Residents Love this City

Forney attracts families due to its strong school system, small-town charm, and affordable housing. The proximity to Dallas offers an ideal balance of urban and suburban life.

LAVON



City Highlights:
Quiet, Scenic, Residential



POPULATION

7,500



MEDIAN HOME PRICE

\$250,000



PUBLIC SCHOOL

COMMUNITY ISD



PUBLIC TRANSPORT

NONE (COMMUTE TO
DALLAS)

Amenities

Lavon offers peaceful living with its beautiful lakeside views and outdoor recreational spaces. The town is home to several parks, sports fields, and a variety of local shops.

Notable Attraction

Lavon Lake, Lavon Park,
Collin Park



Community Vibe

The vibe is peaceful and family-oriented, with an emphasis on outdoor activities and community events. It has a relaxed, rural feel with growing amenities.



Why Residents Love this City

Lavon is known for its serene lakeside living, tight-knit community, and its focus on family life. It offers a calm, peaceful environment with access to larger cities nearby.

FRISCO



City Highlights:
Thriving, Family-Friendly, Upscale



POPULATION

200,000



MEDIAN HOME PRICE

\$475,000



PUBLIC SCHOOL

FRISCO ISD



PUBLIC TRANSPORT

DART (LIGHT RAIL)

Amenities

Frisco is a fast-growing city with a variety of amenities such as world-class shopping, dining, and sports complexes. It's home to the Frisco Athletic Center and multiple parks.

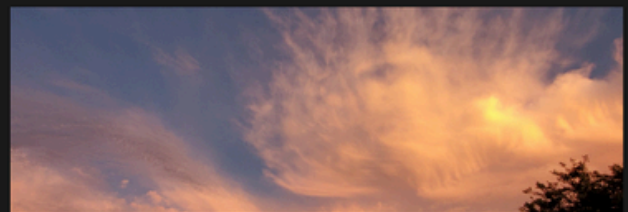


Community Vibe

The community is active, with a strong sense of pride. The city offers a modern, upscale vibe while still maintaining a focus on family values.

Notable Attraction

The Star, Frisco Square,
National Videogame
Museum



Why Residents Love this City

Residents love Frisco for its exceptional schools, family-friendly atmosphere, and access to top-tier amenities. The growing economy and absence of a state income tax are also appealing.

MANSFIELD



City Highlights:

Suburban, Family-Oriented, Convenient



POPULATION

70,000



MEDIAN HOME PRICE

\$340,000



PUBLIC SCHOOL

MANSFIELD ISD



PUBLIC TRANSPORT

NONE (COMMUTE TO DALLAS)

Amenities

Mansfield offers top-rated schools, a wide selection of parks, and great dining options. Its location near major highways allows for easy access to surrounding areas.

Notable Attraction

Mansfield Historical
Museum, Hawaiian Falls
Waterpark



Why Residents Love this City

Residents love Mansfield for its excellent schools, family-friendly vibe, and strong sense of community. The easy access to both Dallas and Fort Worth makes it an ideal location.

Community Vibe

The community is suburban with a focus on family and outdoor activities. There's a welcoming atmosphere, and it's known for its safety and well-kept neighborhoods.

MCKINNEY



City Highlights:
Historic, Upscale, Thriving



POPULATION

195,000



MEDIAN HOME PRICE

\$400,000



PUBLIC SCHOOL

MCKINNEY ISD



PUBLIC TRANSPORT

DART (LIGHT RAIL)

Amenities

McKinney offers a mix of historic charm and modern amenities. The city has a vibrant downtown area, with boutique shopping and excellent dining. There are plenty of parks and recreation centers as well.



Notable Attraction

Historic Downtown
McKinney, Heard Natural
Science Museum

Why Residents Love this City

McKinney is loved for its charming downtown, excellent schools, and the combination of a small-town feel with upscale suburban amenities.

Community Vibe

The community in McKinney is engaged and diverse, offering both modern living and historical appeal. It's known for its excellent schools, parks, and thriving cultural scene.

PRINCETON



City Highlights:

Growing, Suburban, Affordable



POPULATION

20,000



MEDIAN HOME PRICE

\$285,000



PUBLIC SCHOOL

PRINCETON ISD



PUBLIC TRANSPORT

NONE (COMMUTE TO DALLAS)

Amenities

Princeton is a rapidly developing area with great schools, parks, and affordable housing. The community is expanding, with new retail and dining options popping up.

Notable Attraction

Lake Lavon, Princeton City Park, Hurricane Harbor



Community Vibe

The community vibe is friendly and welcoming. Residents enjoy a slower pace of life, with family-friendly events and a focus on local businesses.

Why Residents Love this City

Princeton offers affordable housing, a small-town vibe, and quick access to Dallas. It's great for first-time homebuyers and those looking to escape the hustle and bustle of the city.

ROCKWALL



City Highlights:
Lakeside, Charming, Scenic



POPULATION

45,000



MEDIAN HOME PRICE

\$365,000



PUBLIC SCHOOL

ROCKWALL ISD



PUBLIC TRANSPORT

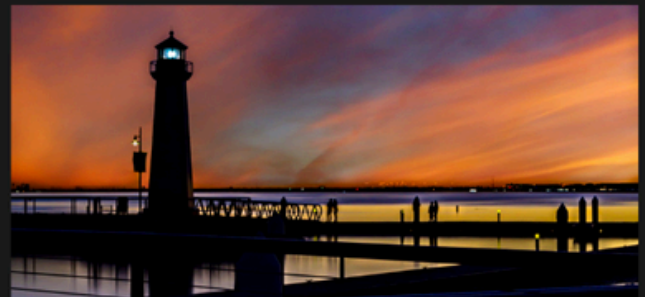
NONE (COMMUTE TO DALLAS)

Amenities

Rockwall is known for its lakeside views, historic downtown, and outdoor activities. It has many parks, nature trails, and restaurants that offer beautiful views of Lake Ray Hubbard.

Notable Attraction

Lake Ray Hubbard,
Rockwall Harbor, The
Center for the Arts



Why Residents Love this City

Residents love Rockwall for its scenic beauty, strong schools, and small-town charm. The easy access to Dallas makes it an ideal place for those who work in the city but prefer a quieter home life.

Community Vibe

The community is tight-knit, with a focus on outdoor living and maintaining its historic downtown. It's known for its community events and local businesses.

WAXAHACHIE



City Highlights:
Historic, Charming, Growing



POPULATION

40,000



MEDIAN HOME PRICE

\$290,000



PUBLIC SCHOOL

WAXAHACHIE ISD



PUBLIC TRANSPORT

NONE (COMMUTE TO DALLAS)

Amenities

Waxahachie boasts a charming historic downtown, excellent schools, and a variety of parks and recreational activities. It offers a slower pace of life with great access to Dallas.

Notable Attraction

Ellis County Courthouse,
Historic Downtown,
Munster Mansion



Community Vibe

The community vibe is relaxed and friendly, with many residents enjoying the historical downtown, local events, and the family-friendly environment.



Why Residents Love this City

Waxahachie is loved for its historic charm, affordable housing, and strong sense of community. The town is growing but still maintains its small-town feel.

YOUR NEXT CHAPTER STARTS HERE

Relocating to a new city is an exciting journey, and Dallas has so much to offer! from vibrant neighborhoods and cultural experiences to excellent schools, healthcare, and job opportunities. We hope this guide has given you a clear picture of what life in Dallas can be like and helped you explore the neighborhoods, amenities, and lifestyle that best fit your needs.

Let's Connect

I'd love to help you find your perfect Dallas home and neighborhood.

Phone: 214-418-9623

Email: info@jaranramsey.com





Which area is best for me, Dallas or the suburbs?

It depends on your lifestyle. Dallas is best for walkability (in select pockets), nightlife, dining, and shorter drives to major job hubs. If you want newer homes, more space, and master-planned communities, suburbs like Frisco, McKinney, Princeton, Forney, Fate, Rockwall, Lavon, Mansfield, and Waxahachie are often a better fit.

Is new construction common in these areas?

Yes, new construction is especially popular in Frisco, McKinney, Princeton, Fate, Forney, Lavon, Mansfield, and parts of Waxahachie. You'll find everything from starter homes to larger, move-up floor plans, plus master-planned communities with pools, trails, and amenity centers.

What should families know about schools?

Schools vary by district and even by attendance zone within the same city. Many families choose suburbs like Frisco, McKinney, Mansfield, Rockwall, and parts of Waxahachie for their family-friendly setup and school options.

How do property taxes work in this area?

Texas has no state income tax, but property taxes are a meaningful part of the monthly payment. Rates can vary by city, school district, and whether a home is in a MUD/PID or has special assessments.



