

What to consider when moving to North Texas

When considering a move to North Texas, both Anna and Van Alstyne offer compelling reasons, especially from a home valuation perspective. Both cities are experiencing significant growth and provide a more suburban or rural feel compared to the dense urban centers, making them attractive for those seeking more space and newer homes for their money.

Here's why moving to Anna or Van Alstyne might be a smart choice for home valuation:

- **Newer Housing Stock and Growth in Anna:** Anna is characterized by a rapidly expanding housing market, predominantly featuring new construction in master-planned communities. These homes often come with modern amenities, energy-efficient designs, and larger lot sizes than what you might find closer to Dallas. The median home price in Anna averages around \$375,000, which is substantially lower than in more established DFW suburbs like Frisco, while offering comparable square footage. In the last five years, home appreciation in Anna was 77.0%. This continuous development and demand contribute to a strong valuation outlook.
 - **Affordability and Appreciation in Van Alstyne:** While specific recent median home costs for Van Alstyne are noted as "Unlock" in some comparisons, homes in Van Alstyne have shown impressive appreciation, with a 23.0% increase in the last 12 months and a 144.0% increase over the last 10 years. This indicates a robust market for home values. Van Alstyne also tends to have a slightly older median home age compared to Anna, but both cater to buyers looking for more space.
 - **Master-Planned Communities and Amenities:** Both areas benefit from master-planned communities that are designed with lifestyle and convenience in mind, often including parks, walking trails, and community pools. These features enhance the desirability and long-term value of homes within these communities.
 - **Location and Commutability:** Both Anna and Van Alstyne are situated along the US-75 corridor, offering convenient access to major employment centers in McKinney, Plano, and Dallas. This makes them attractive for professionals seeking a quieter home base within reach of the Metroplex, further bolstering housing demand and value.
 - **Strong School Districts:** Both Anna Independent School District (AISD) and Van Alstyne school systems are noted for their appeal to families. Anna ISD, for example, maintains smaller class sizes and offers comprehensive programs, making it an attractive factor for families, which in turn supports home values.
- In essence, both Anna and Van Alstyne offer opportunities to invest in a growing market where home values are appreciating. Anna provides significant affordability in new

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construction with rapid growth, while Van Alstyne shows strong historical appreciation. Your choice may depend on whether you prioritize brand-new construction and slightly lower current prices (Anna) or a slightly more established, yet still appreciating, market (Van Alstyne).