

# The 35 Richest Neighborhoods in Dallas-Fort Worth

BY [JASON HEID](http://frontburner.dmagazine.com/author/jason-heid/) | 03/14/2014 | POSTED IN [ECONOMY](#) ([HTTP://FRONTBURNER.DMAGAZINE.COM/CATEGORY/ECONOMY/](http://frontburner.dmagazine.com/category/economy/)), [HOME & GARDEN](#) ([HTTP://FRONTBURNER.DMAGAZINE.COM/CATEGORY/REAL-ESTATE-HOME-AND-GARDEN/](http://frontburner.dmagazine.com/category/real-estate-home-and-garden/)), [LOCAL NEWS](#) ([HTTP://FRONTBURNER.DMAGAZINE.COM/CATEGORY/FEATURED-CATEGORIES/LOCAL-NEWS/](http://frontburner.dmagazine.com/category/featured-categories/local-news/)), [RANKING STUFF](#) ([HTTP://FRONTBURNER.DMAGAZINE.COM/CATEGORY/RANKING-STUFF/](http://frontburner.dmagazine.com/category/ranking-stuff/)).



<http://www3.dmagazine.com/content/100-Most-Expensive-Homes-In-Dallas-2013/Mark-Cuban#details>

Mark Cuban's \$18 million home sits in only the 158th-richest neighborhood in the U.S.

The little town of Westlake, north of Fort Worth, boasts the highest average annual household income (\$526,590) among all North Texas neighborhoods. That's good enough for 12th richest in the nation based on an analysis by geographer Stephen Higley, who's [ranked the top 1,000](http://higley1000.com/archives/638) (<http://higley1000.com/archives/638>) based on 2006-2010 Census Bureau data.

The very top of the list is occupied by ritzy suburbs of New York, D.C., Miami, and Los Angeles. Only Chicago has an inner-city neighborhood among the 10 richest. "The Golden Triangle" of Greenwich, Conn., outdoes everybody with a mean household income of \$614,242.

Here's the entire list of the 35 Dallas-Fort Worth neighborhoods that appear in the Higley 1,000:

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**Lynda**  
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**1: Westlake (Westlake)**

Mean Household Income: \$526,590, Higley 1000 #12

**2: Greenway Parks (Dallas)**

Mean Household Income: \$511,549, Higley 1000 #15

**3: Westover Hills (Westover Hills)**

Mean Household Income: \$385,047, Higley 1000 #69

**4: Old Preston Hollow (Dallas)**

Mean Household Income: \$338,351, Higley 1000 #158

**5: Bluffview West (Dallas)**

Mean Household Income: \$335,935, Higley 1000 #168

**6: Highland Park (Highland Park)**

Mean Household Income: \$330,032, Higley 1000 #188

**7: Oak Tree (Dallas)**

Mean Household Income: \$327,123, Higley 1000 #204

**8: Volk Estates-Windsor Place (University Park)**

Mean Household Income: \$323,486, Higley 1000 #218

**9: Stratford Manor-Armstrong Fairway (University Park)**

Mean Household Income: \$322,282, Higley 1000 #224

**10: Northaven Park (Dallas)**

Mean Household Income: \$313,955, Higley 1000 #251

**11: Preston Hollow (Dallas)**

Mean Household Income: \$310,471, Higley 1000 #269

**12: LakeSide on Preston (Plano)**

Mean Household Income: \$306,168, Higley 1000 #286

**13: Willow Bend (Plano)**

Mean Household Income: \$304,801, Higley 1000 #296

**14: Preston Royal (Dallas)**

Mean Household Income: \$304,679, Higley 1000 #299

**15: Lakewood (Dallas)**

Mean Household Income: \$301,825, Higley 1000 #320

**16: Bent Tree-Oakdale (Dallas)**

Mean Household Income: \$298,930, Higley 1000 #333

**17: Timarron (Southlake)**

Mean Household Income: \$298,068, Higley 1000 #336

**18: Timberlake-Princeton Park (Southlake)**

Mean Household Income: \$286,828, Higley 1000 #418

**19: Bella Lago-River Hills (Flower Mound)**

Mean Household Income: \$281,696, Higley 1000 #456

**20: Brook Meadows-Brighton Oaks (Colleyville)**

Mean Household Income: \$278,204, Higley 1000 #488

**21: Cheyenne Village-Starwood West (Frisco)**

Mean Household Income: \$277,646, Higley 1000 #495



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22: <b>Russwood Acres</b> (Dallas)	Mean Household Income: \$275,175, Higley 1000 #523
23: <b>Versailles-Cambridge Place</b> (Southlake)	Mean Household Income: \$271,015, Higley 1000 #566
24: <b>University Heights-University Hills</b> (University Park)	Mean Household Income: \$266,284, Higley 1000 #620
25: <b>Rivercrest Country Club</b> (Fort Worth)	Mean Household Income: \$265,238, Higley 1000 #632
26: <b>Starwood East-Sterling Ranch</b> (Frisco)	Mean Household Income: \$265,076, Higley 1000 #635
27: <b>Kings Ridge-Schoal Creek West</b> (Plano)	Mean Household Income: \$262,018, Higley 1000 #667
28: <b>Stonebriar North</b> (Frisco)	Mean Household Income: \$261,486, Higley 1000 #676
29: <b>Preston Trail Golf Club-Bent Tree Country Club</b> (Dallas)	Mean Household Income: \$260,066, Higley 1000 #700
30: <b>Gentle Creek Country Club-Whitley Place</b> (Prosper)	Mean Household Income: \$255,529, Higley 1000 #766
31: <b>The Dominion-Highland Oaks</b> (Southlake)	Mean Household Income: \$247,070, Higley 1000 #878
32: <b>Denham Village-Whiffletree</b> (Plano)	Mean Household Income: \$245,842, Higley 1000 #896
33: <b>Mansfield South</b> (Mansfield)	Mean Household Income: \$242,732, Higley 1000 #960
34: <b>Bedford</b> (Bedford)	Mean Household Income: \$241,303, Higley 1000 #987
35: <b>Loma Linda-Preston Place</b> (University Park)	Mean Household Income: \$240,133, Higley 1000 #998

Higley defined neighborhoods as groups of contiguous Census block groups with a similar socioeconomic status, in this case a household income of at least \$200,000 to be included in the analysis. I'm surprised to see Greenway Parks as the top representative for Dallas. I wonder how exactly Higley defined the boundaries of that neighborhood.

(H/T [Atlantic Cities](#))

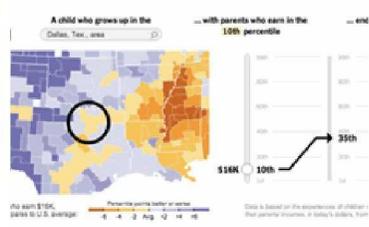
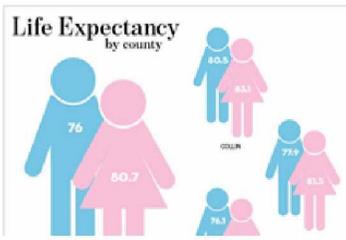
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**Brandon** 7 days ago

Northaven Park is number 10? I live in Northaven Park - it's not fancy at all.

⤵

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