The Bedford Brief

The Connection reports. The Brief interprets.

VOL. 1, NO. 2 BEDFORD 76021 OCTOBER 2026



Old Bedford School, 2400 School Lane, October 2026. Its next chapter is on Page 2.

WELCOME BACK

Hello again, neighbor.

Thanks for reading the first issue. If something in it raised a question about your own home, call or text anytime. That's exactly what the Brief is for.

The October *Bedford Connection* is out, and it fills in some of the story behind last month's tax vote. **This issue covers where Old Bedford School's $1.2 million is coming from, what September did to the 76021 market, and the fall dates worth keeping.**

New this month: three free guides on Page 4, for whenever you, or someone you know, is weighing a move.

PAGE 2	**From the Deal Table:** $1.2 million for Old Bedford School. None of it from your property tax.
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$1.2 million for Old Bedford School. None of it from your property tax.

What the City is building on School Lane, who is paying for it, and why it matters on your street.

In late August, Bedford City Council unanimously approved a **$1.2 million contract** with Morales Construction and LBL Architects to design and renovate **Old Bedford School** as a community and cultural arts space.

With a tax increase still fresh, the natural question is who pays. The answer is **hotel guests**. The project is funded through **Hotel Occupancy Tax**, collected from people staying in Bedford hotels. State law limits how that money can be spent, and it can't be used for general City operations like police or streets. Preserving a historic building that draws visitors is one of the uses it's meant for.

WHAT'S PLANNED	TIMELINE (CITY ESTIMATE)
ADA-accessible restrooms	Design: about 3 months
Warming kitchen for events	Construction: about 6 months after design
Restored historic woodwork and features	Final scope and operating plan: still being set with Council
Updated lighting, mechanical, security, fire alarm	Local arts and theater groups will help shape programming
Exterior masonry, window and structural repairs	

What it means for your home.

A restored landmark that people actually use is the kind of thing buyers ask about. When families from outside Bedford want to know what it's like to live here, "there's a concert at Old Bedford School on Thursday night" is a good answer. This month's Bedford Rhythms concerts are already being held there.

Budget follow-up: how the City got to the new rate.

Last month the Brief covered what the September tax vote does to your bill. The October *Connection* adds the backstory:

- **Cuts first.** Staff trimmed more than **250 budget line items**, some by as much as 60%. The larger reductions alone came to about **$400,000**.
- **Revenue flattened.** Sales tax revenue has leveled off, and the City named declining home values as a pressure.
- **The freeze shifts the load.** About **36%** of Bedford homes have the over-65 City tax freeze, so new residential revenue falls more heavily on the other **64%**.

If your home has the freeze, none of that changes your City bill. If you're helping a parent or neighbor think through a move, it's one more reason to understand the freeze before listing.

> **A note on geography.** Figures on this page are City of Bedford numbers for **Bedford city limits**. Market numbers on the next page come from RPR and cover **ZIP 76021**. I keep them separate on purpose.

Source: City of Bedford, *The Bedford Connection*, October 2026. History of the building: bedfordtx.gov/obs.

THE MARKET MINUTE

Bedford 76021 — September 2026

2.04
months of inventory, down 14.6% from a year ago

99.2%
of asking price, which is what homes sold for

$411,180
typical home value in 76021, about 1% below a year ago

Still a seller's market

At about two months of inventory, 76021 remains firmly in seller's territory. A balanced market runs closer to six. Supply loosened a little from August, up 9.7%, so buyers had slightly more to choose from, but it's still tighter than a year ago.

99.2% of asking

Homes that sold in September went for 99.2% of their asking price. Well-priced homes here still aren't being negotiated down much.

About that headline number

RPR's median sold price for 76021 was **$375,000** in September, down from **$490,000** in August. That looks dramatic, but in a ZIP our size a few closings set the median. A month with more smaller homes closing pulls it down, and a month with a few larger ones pushes it up. **The steadier measure is the typical home value, $411,180, which barely moved.** If your neighbor's house "sold for less," it says more about that house than about yours.

Next Door

A look in on the H and E of HEB

How Bedford 76021 stacks up against Hurst and Euless, September 2026

Hurst 76054

2.25 months of inventory
95.8% of asking
$435,240 typical value
+0.3% value, past year

Highest typical value of the three, but homes sold furthest below asking, on just 12 sales.

Euless 76039

2.48 months of inventory
97.9% of asking
$371,800 typical value
−0.3% value, past year

The most inventory of the three and the lowest typical value, with values holding steady.

Bedford 76021
YOU ARE HERE

2.04 months of inventory
99.2% of asking
$411,180 typical value
−1% value, past year

The tightest supply of the three, and homes sold closest to their asking price.

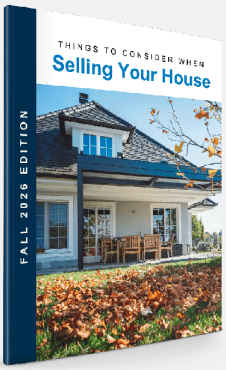
All three are still seller's markets with values roughly flat for the year. The difference is in the negotiation: Bedford sellers gave up the least off asking.

Source: RPR, single-family residences, ZIP 76021, 76054 and 76039, September 2026. Typical home value is RPR's median estimated value, not an appraisal.

FREE GUIDES

Thinking ahead? Start here.

Three short guides I keep on hand. Read them on your own time. There's no obligation and no follow-up unless you ask.



IF YOU'VE OWNED YOUR HOME A WHILE

Things to Consider When Selling Your House

Fall 2026 Edition. If the numbers on Page 3 have you curious, this walks through it at your own pace: why people are still selling now, what your equity can do for your next chapter, a prep checklist that doesn't mean overspending, and what a good agent should handle for you.

Text SELL to 817-522-6085

For the renters in your life

Grown kids, a coworker, the young couple down the street. If someone you know is tired of renting, these two make a first purchase feel a lot less overwhelming. Forward this page, or ask for a copy for them.



A Guide to Buying Your First Home

2026 Edition. The step-by-step starter: a buying checklist, key terms in plain English, credit myths, down payment basics and why pre-approval comes first.

Text FIRST



Things to Consider When Buying a Home

Fall 2026 Edition. This season's look at rates, inventory, new versus existing homes, and the mistakes buyers most often regret.

Text BUY

How to get a guide: text the word to **817-522-6085** or email **dwaynebright@ebby.com**, and I'll send the PDF to you personally. No forms.

SELL FIRST BUY

Guides include national market data, not 76021 figures. For Bedford numbers, see Page 3.

CIVIC WATCH

Saturday, Oct. 24, twice over

Fire Department Open House

SAT, OCT 24 · 10 A.M.–2 P.M. · CENTRAL FIRE STATION

1816 Bedford Rd. Tour an ambulance and fire truck, watch a vehicle extrication demo, and try a fire hose with help. Free hot dogs, chips and drinks.

Bedford Boo Bash

SAT, OCT 24 · 5–8 P.M. · BEDFORD CENTER YMCA

2801 Forest Ridge Dr. Games, activities and trick-or-treating around the YMCA. Dust off the capes.

Still ahead from last month's list: **Paper Shred Day**, Sat, Oct 17, 8–11 a.m., Meadow Park. The **Library Pumpkin Patch** runs through Oct 31.

Four November dates

WHEN	WHAT	WHERE
Sat, Nov 7, 10 a.m.	**Mornings with the Mayor.** City updates and one-on-one questions with Mayor Cogan.	The Bedford Center YMCA
Sat, Nov 14, 9 a.m.–4 p.m.	**A Bedford Christmas.** Artisan vendors, music, food trucks, silent auction for the Library Foundation.	Bedford Public Library
Fri, Nov 20, 7 a.m.–4 p.m.	**Frozen Turkey Drive.** Turkeys and non-perishables for families in need.	Central Fire Station
Sat, Nov 21, 9 a.m.–noon	**Fall Sweep.** Volunteer litter pickup. Register at bedfordtx.gov/volunteer.	Meet at the Library, 2424 Forest Ridge Dr.

Seniors 50+: the full November schedule, including the Thanksgiving lunch on Nov 20, is at bedfordtx.gov/seniors.

Public Works joins the first responders

Bedford is now the third Texas city to formally recognize Public Works employees as first responders. These are the crews who clear streets, repair water lines and set barricades when severe weather hits. The designation doesn't change operations or cost anything extra. It recognizes work they already do.

What it means for your home: with winter coming, it's a good moment to know who to call. The City's one-page "Who to Contact" guide, built for the fridge, is at bedfordtx.gov/contact.

Source: City of Bedford, *The Bedford Connection*, October 2026. Full event list: bedfordtx.gov/events.

YOUR ANNUAL REAL ESTATE REVIEW

A no-pressure conversation, whenever you're curious

Your free Annual Real Estate Review is a conversation about what your home is worth today, what's changing around you, and what that means for you and your family if you've owned your home a long time. We can cover:

- Your home's value today, which may be different from what's on your tax statement
- Which of your updates buyers would actually notice
- How a sale would affect your tax picture, including the over-65 freeze
- What's happening on your street and in the City

Call or text whenever you're ready. You don't have to be buying or selling.

About the Brief

The Bedford Brief comes out after each *Bedford Connection* and is written for longtime homeowners in 76021. The *Connection* reports the news. The Brief explains what it means for your home.

PEOPLE FIRST

LASTING RELATIONSHIPS. ELEVATING REAL ESTATE.

> *Ebby Halliday Realtors' mission is **People First**: "We know it's a privilege to help our community members achieve their real estate goals and we don't take that responsibility lightly."*

I try to live up to that here at home, too.



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Scan to visit my website

If your home is currently listed with a broker, this is not intended as a solicitation. Prefer not to receive the Brief? Call, text, or email and I'll take you off the list, no hard feelings.

City figures: City of Bedford, *The Bedford Connection*, October 2026 (Bedford city limits). Market figures: RPR, single-family residences, ZIP 76021, 76054 and 76039, September 2026. Information is deemed reliable but not guaranteed. This newsletter is general information, not tax or legal advice.

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