

Denton County, TX

County · TX · Texas

SELLER'S MARKET

\$443K

MEDIAN SALE PRICE

+42.2%

1-YR CHANGE

3,655

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

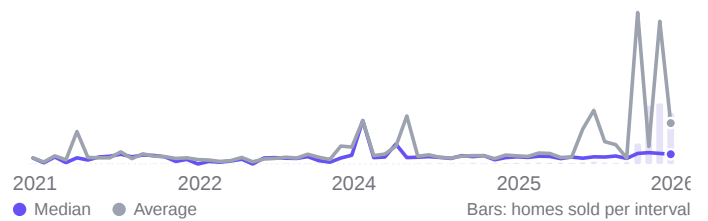
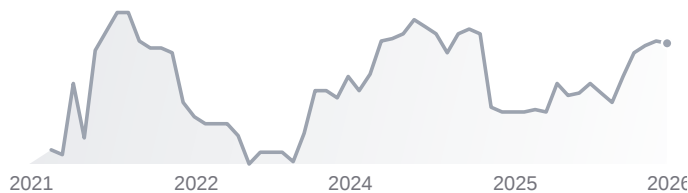
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$413K · Average \$1.6M

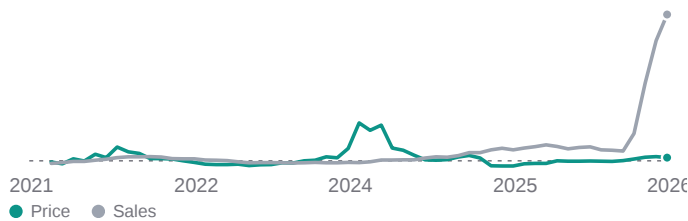


Growth (year over year)

Price +42.2% · Sales +1886.4%

Price per square foot

\$188/ft²

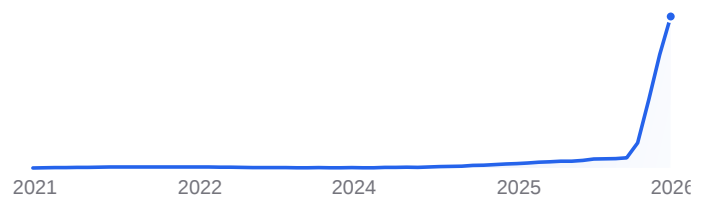


Sale premium vs estimated value

-5.6%

Annual turnover (share of homes sold)

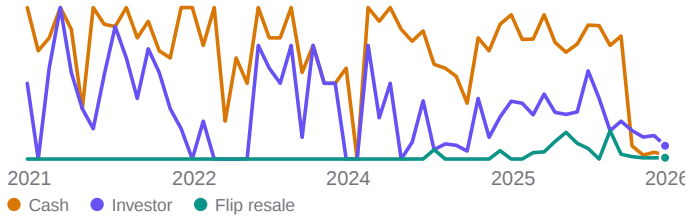
1.2%



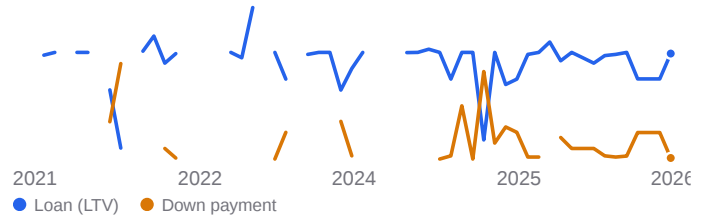
BUYERS & OUTCOMES

Buyer mix

Cash 2.6% · Investor 8.8% · Flip resale 0.9%

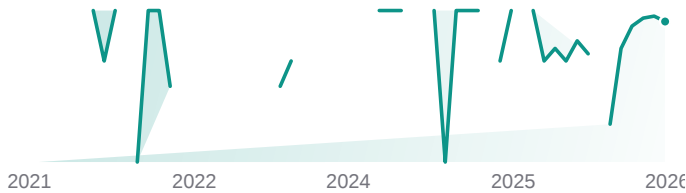


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Sellers who sold at a gain

93%



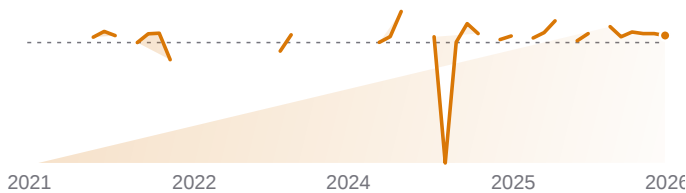
Typical hold before selling

20.8 yrs



Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 78 · Auction stage 78



HOUSING STOCK

Homes	309,142
Median value (AVM)	\$450K
Median size	2,229 ft²
Median bedrooms	3
Median year built	2005
Single family	91%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	12%
Median loan-to-value	48%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	1,054,452
Density	1,200 / mi²
Median household income	\$100K
Average household income	\$135K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	27
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	7.1%
Unemployment	1.3%
Average temp	65°F
Annual precip	38 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.