

Tarrant County, TX

County · TX · Texas

SELLER'S MARKET

\$351K

MEDIAN SALE PRICE

+63.1%

1-YR CHANGE

7,596

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

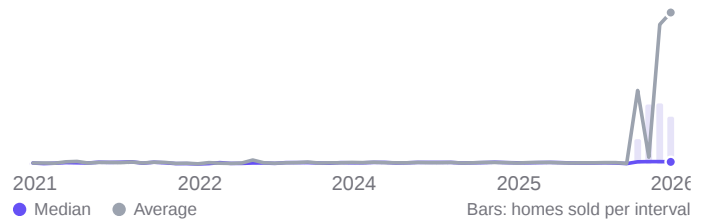
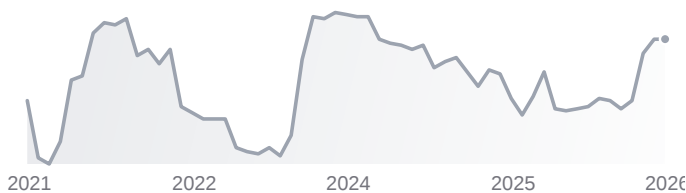
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$332K · Average \$20M

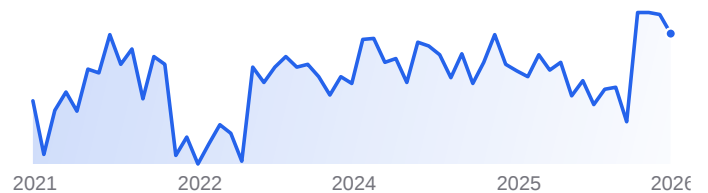
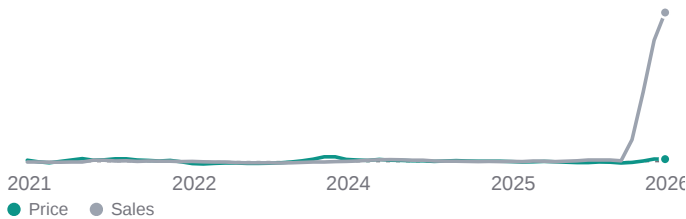


Growth (year over year)

Price +63.1% · Sales +3717.1%

Price per square foot

\$173/ft²

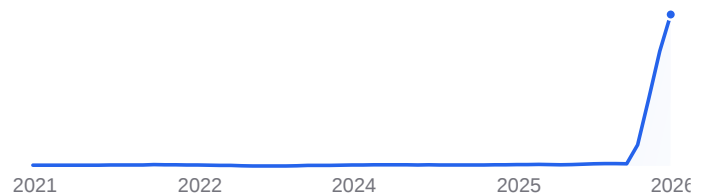
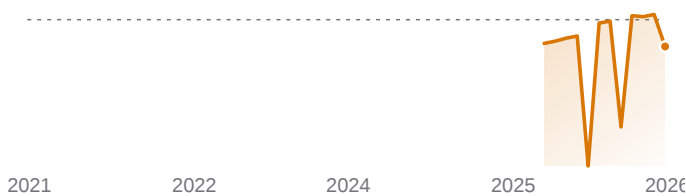


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

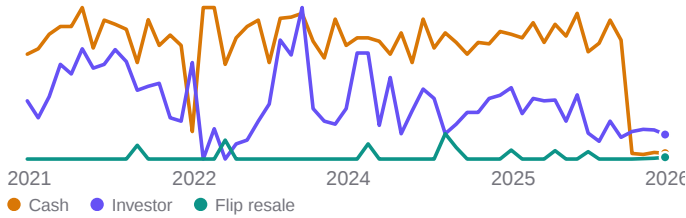
1.2%



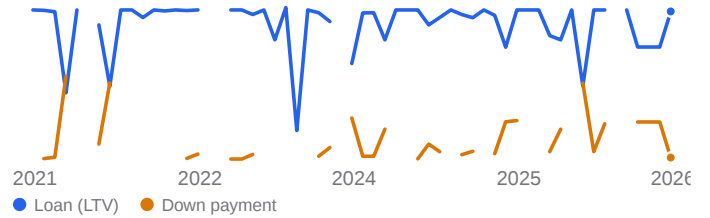
BUYERS & OUTCOMES

Buyer mix

Cash 3.9% · Investor 16% · Flip resale 1.2%

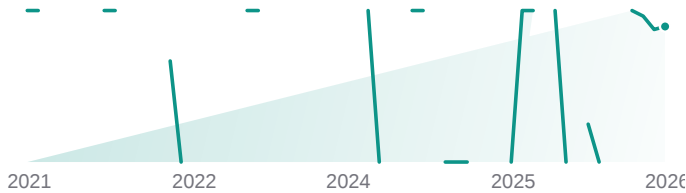


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



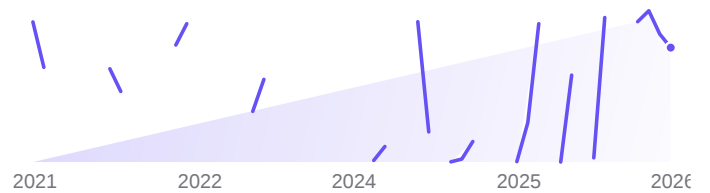
Sellers who sold at a gain

89%



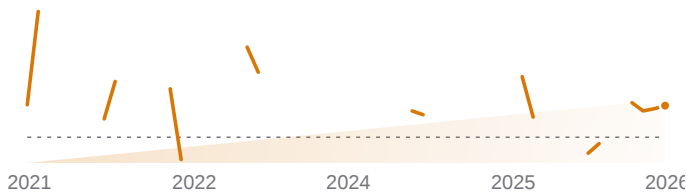
Typical hold before selling

14.3 yrs



Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 88 · Auction stage 88



HOUSING STOCK

Homes	631,349
Median value (AVM)	\$327K
Median size	1,832 ft²
Median bedrooms	3
Median year built	1988
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	77%
Company owned	15%
Median loan-to-value	34%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	2,236,870
Density	2,585 / mi²
Median household income	\$77K
Average household income	\$109K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	9.6%
Unemployment	1.4%
Average temp	65°F
Annual precip	36 in
Sunshine	64%

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.