

Denton 27239

ZIP code · NC · North Carolina > Davidson County > Denton

SELLER'S MARKET

\$285K

MEDIAN SALE PRICE

+27.0%

1-YR CHANGE

119

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

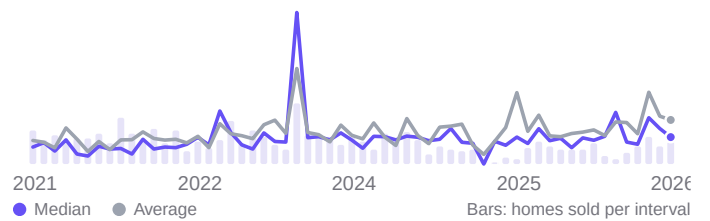
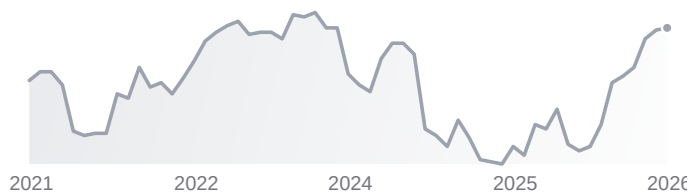
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$220K · Average \$341K

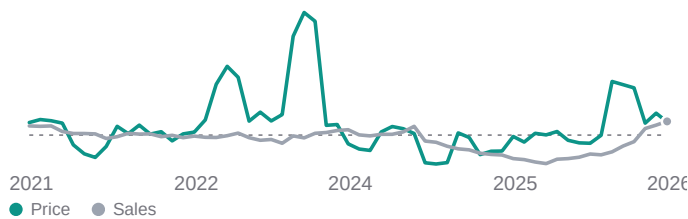


Growth (year over year)

Price +27.0% · Sales +28.0%

Price per square foot

\$120/ft²

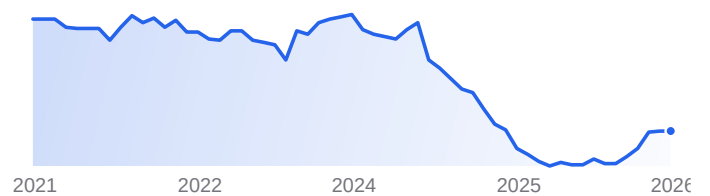
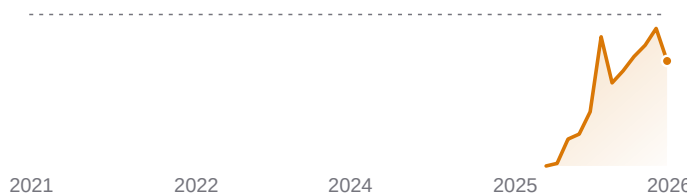


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

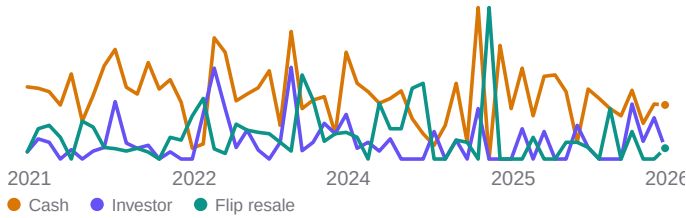
2.7%



BUYERS & OUTCOMES

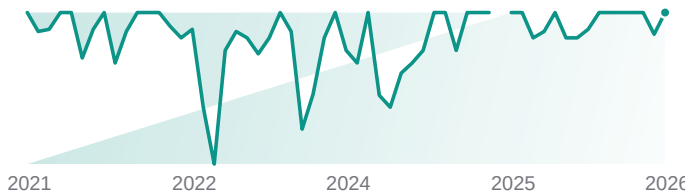
Buyer mix

Cash 36% · Investor 7.1% · Flip resale 7.1%



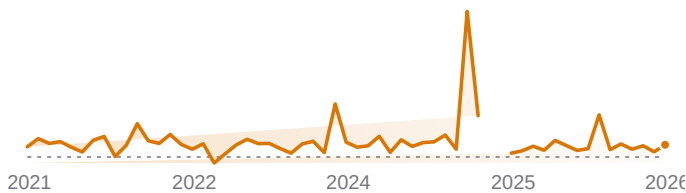
Sellers who sold at a gain

100%

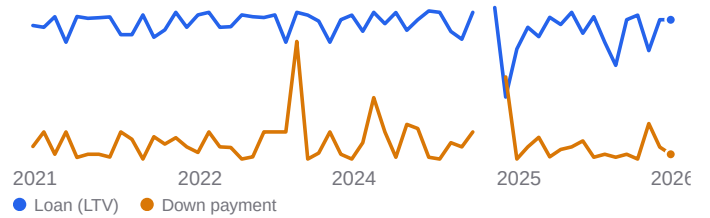


Median annualized return at resale

+10.2%

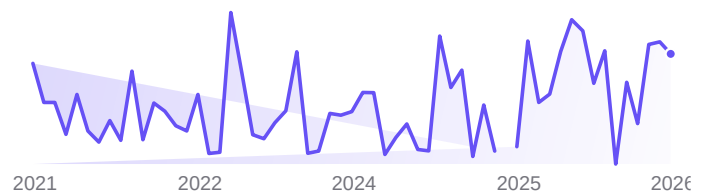


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



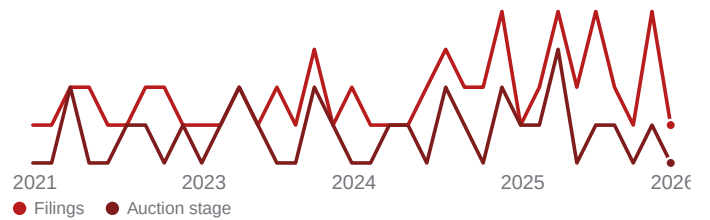
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,342
Median value (AVM)	\$278K
Median size	1,888 ft²
Median bedrooms	3
Median year built	1985
Single family	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	70%
Company owned	6.7%
Median loan-to-value	25%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	9,498
Density	61 / mi²
Median household income	\$59K
Average household income	\$72K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	57
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	60°F
Annual precip	47 in
Sunshine	60%

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.