

Duncanville 75116

ZIP code · TX · Texas > Dallas County > Duncanville

SELLER'S MARKET

\$285K

MEDIAN SALE PRICE

48

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

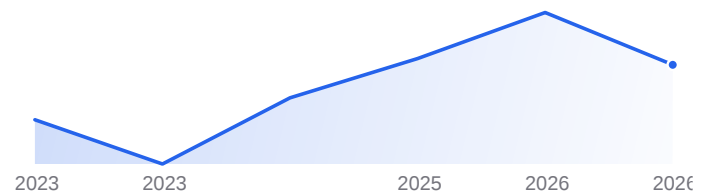
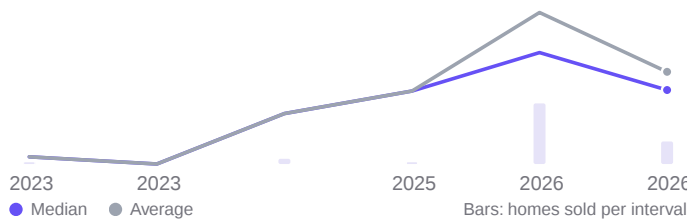
MARKET TRENDS (5 YEARS)

Sale prices

Median \$240K · Average \$278K

Price per square foot

\$149/ft²

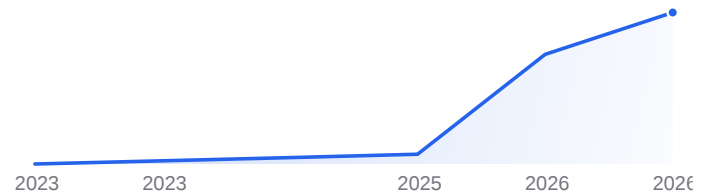


Sale premium vs estimated value

-12.5%

Annual turnover (share of homes sold)

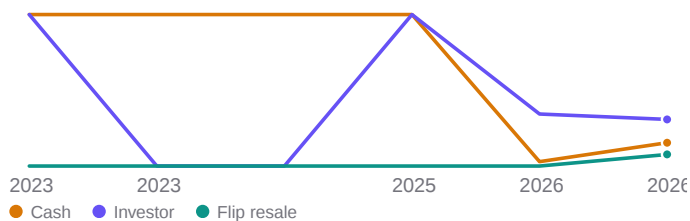
0.9%



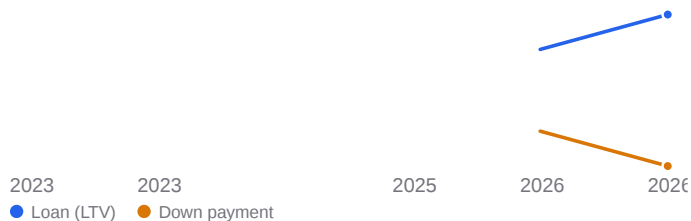
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 31% · Flip resale 7.7%



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



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,312
Median value (AVM)	\$288K
Median size	1,659 ft²
Median bedrooms	3
Median year built	1970
Single family	98%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	10%
Median loan-to-value	34%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	21,642
Density	4,084 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	21
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	8.9%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.