

Weatherford 76085

ZIP code · TX · Texas > Parker County > Weatherford

SELLER'S MARKET

\$528K

MEDIAN SALE PRICE

62

SALES (12 MO)

\$482K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

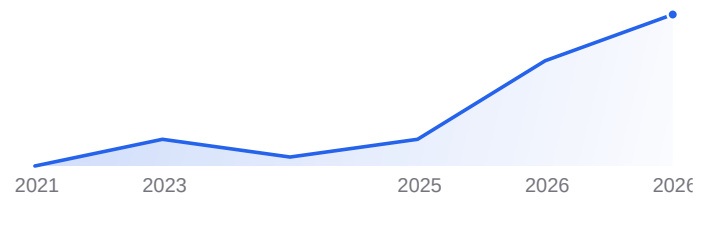
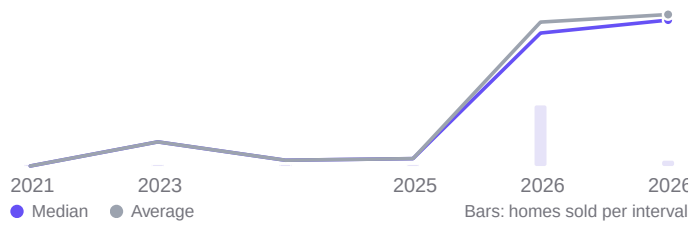
MARKET TRENDS (5 YEARS)

Sale prices

Median \$545K · Average \$564K

Price per square foot

\$278/ft²

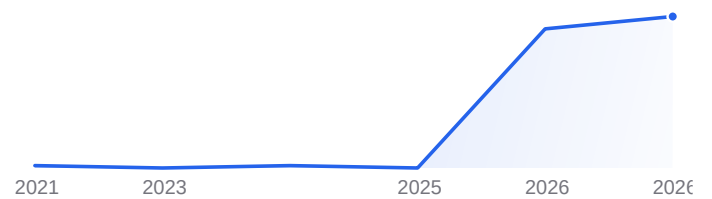
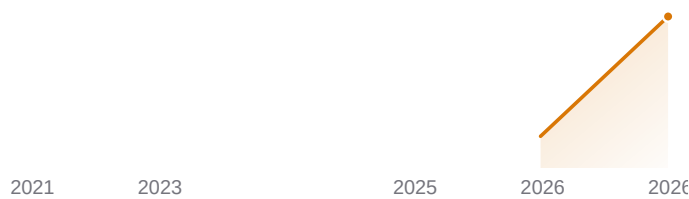


Sale premium vs estimated value

+26.3%

Annual turnover (share of homes sold)

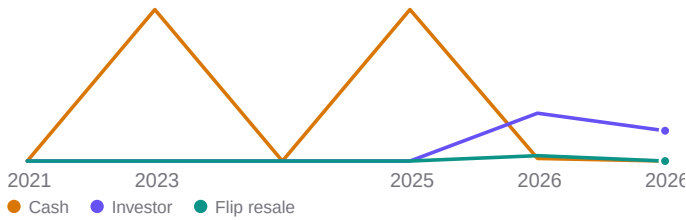
1.3%



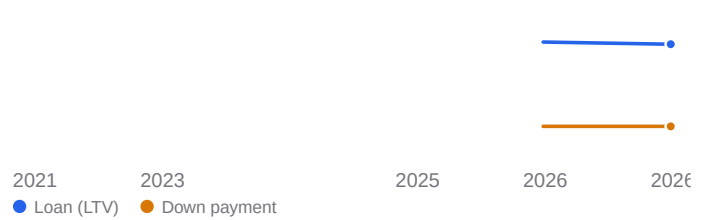
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 20% · Flip resale 0%

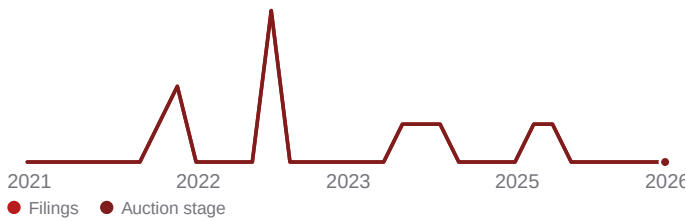


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,826
Median value (AVM)	\$482K
Median size	1,974 ft²
Median year built	2005
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	88%
Company owned	8.7%
Median loan-to-value	45%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	16,831
Density	262 / mi²
Median household income	\$84K
Average household income	\$103K

Crime index (US avg 100)	79
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	19
Homes occupied	97%
Bachelor's or higher	13%
Poverty rate	9.0%
Unemployment	1.1%
Average temp	64°F
Annual precip	35 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.