

Weatherford 76087

ZIP code · TX · Texas > Parker County > Weatherford

SELLER'S MARKET

\$450K

MEDIAN SALE PRICE

+44.1%

1-YR CHANGE

172

SALES (12 MO)

\$461K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

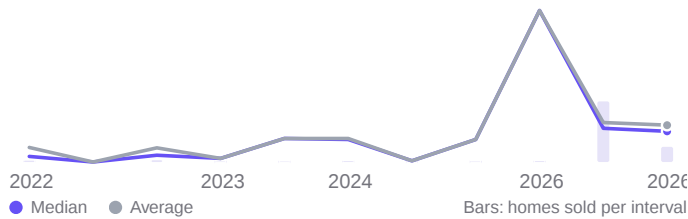
MARKET TRENDS (5 YEARS)

Sale prices

Median \$415K · Average \$493K

Growth (year over year)

Price +44.1% · Sales +17100.0%

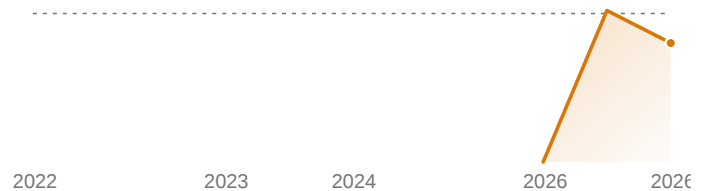


Price per square foot

\$197/ft²

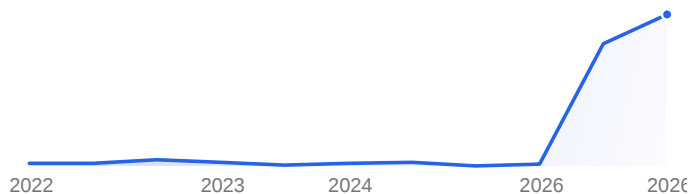
Sale premium vs estimated value

-10.8%



Annual turnover (share of homes sold)

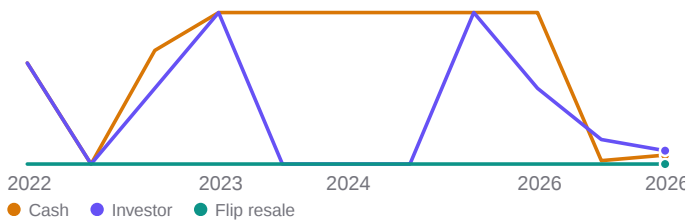
1.4%



BUYERS & OUTCOMES

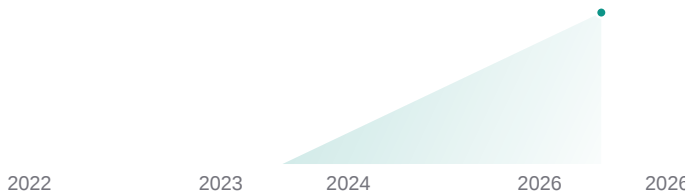
Buyer mix

Cash 5.9% · Investor 8.8% · Flip resale 0%



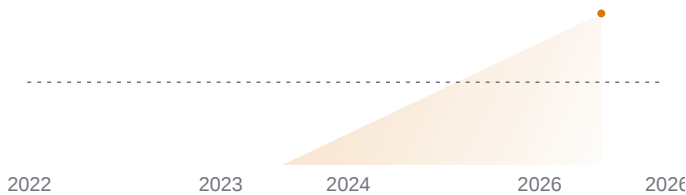
Sellers who sold at a gain

100%

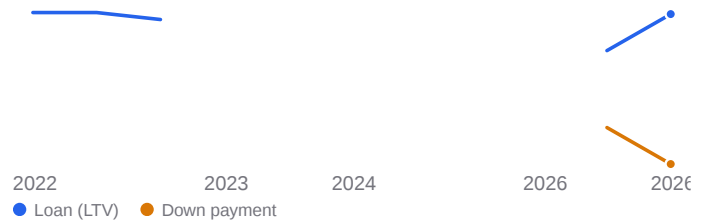


Median annualized return at resale

+4.2%

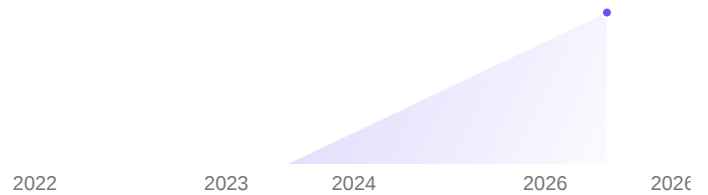


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

21.5 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	12,736
Median value (AVM)	\$461K
Median size	2,112 ft²
Median year built	2005
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	11%
Median loan-to-value	43%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	41,789
Density	217 / mi²
Median household income	\$107K
Average household income	\$127K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	7.4%
Unemployment	1.1%
Average temp	65°F
Annual precip	34 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.