

Fort Worth 76104

ZIP code · TX · Texas > Tarrant County > Fort Worth

SELLER'S MARKET

\$240K

MEDIAN SALE PRICE

65

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



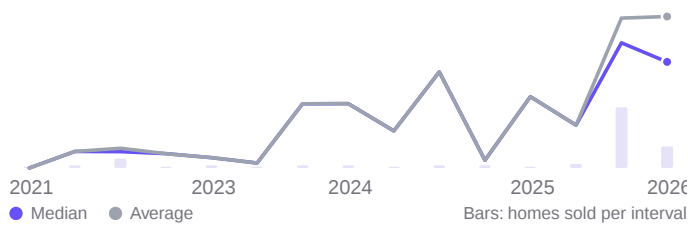
MARKET TRENDS (5 YEARS)

Sale prices

Median \$216K · Average \$301K

Growth (year over year)

Price -35.4% · Sales +133.3%



Price per square foot

\$211/ft²

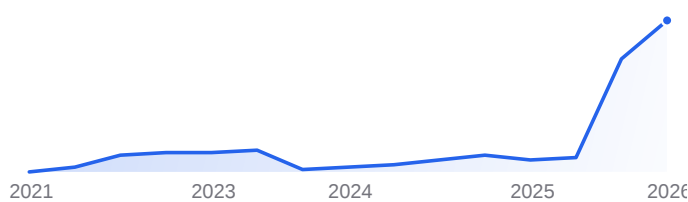
Sale premium vs estimated value

-11.6%



Annual turnover (share of homes sold)

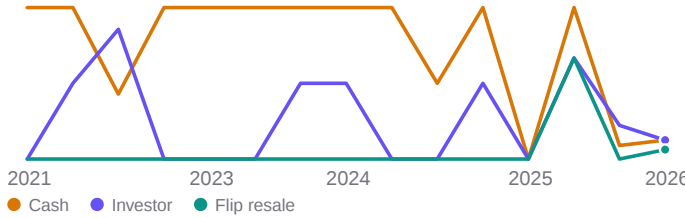
1.1%



BUYERS & OUTCOMES

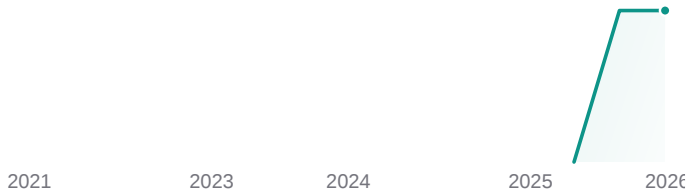
Buyer mix

Cash 13% · Investor 13% · Flip resale 6.3%



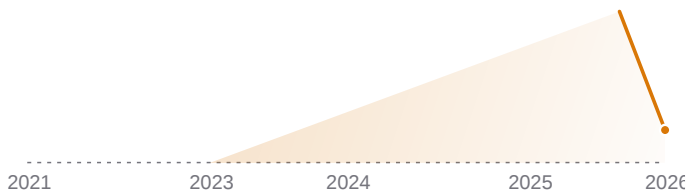
Sellers who sold at a gain

100%



Median annualized return at resale

+6.9%

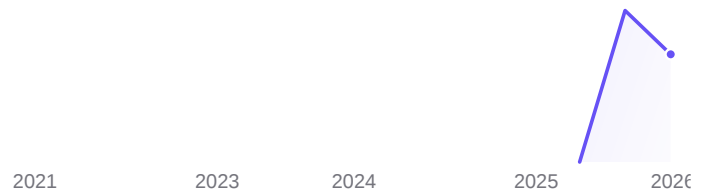


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



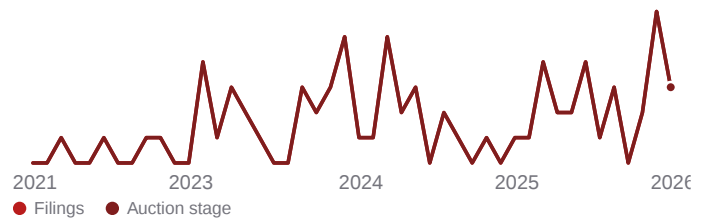
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	5,876
Median value (AVM)	\$203K
Median size	1,240 ft²
Median bedrooms	3
Median year built	1947
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.2%
Owner occupied	62%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	22,123
Density	3,740 / mi²
Median household income	\$48K
Average household income	\$64K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	24
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	28.7%
Unemployment	1.1%
Average temp	65°F
Annual precip	36 in
Sunshine	64%

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.