

Fort Worth 76109

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

SELLER'S MARKET

\$739K

MEDIAN SALE PRICE

88

SALES (12 MO)

\$731K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

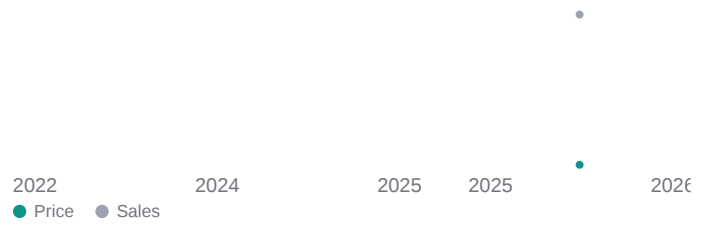
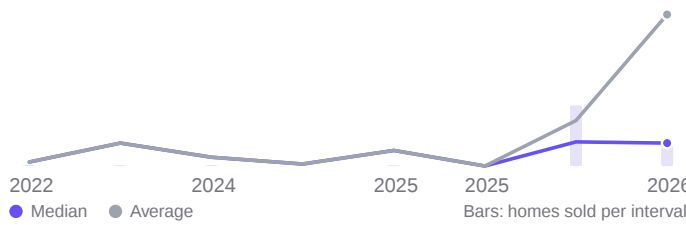
MARKET TRENDS (5 YEARS)

Sale prices

Median \$717K · Average \$4.5M

Growth (year over year)

Price +50.2% · Sales +6300.0%

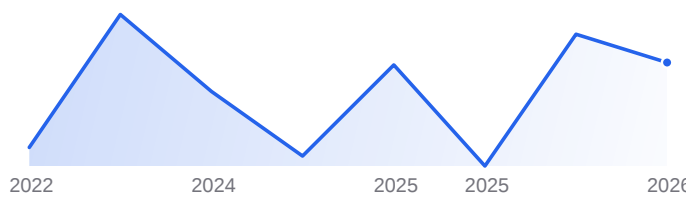


Price per square foot

\$260/ft²

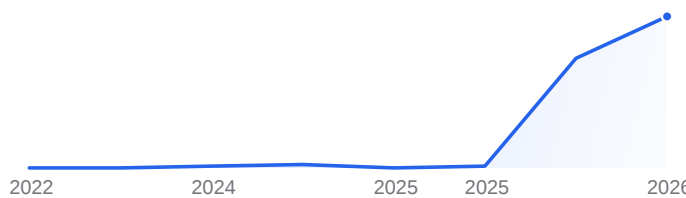
Sale premium vs estimated value

-14.2%



Annual turnover (share of homes sold)

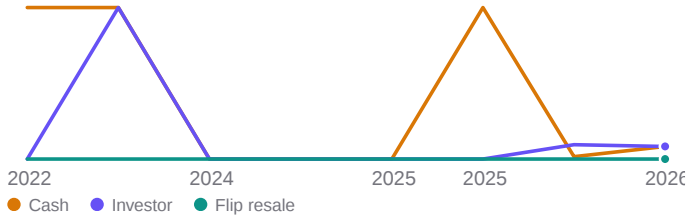
1.3%



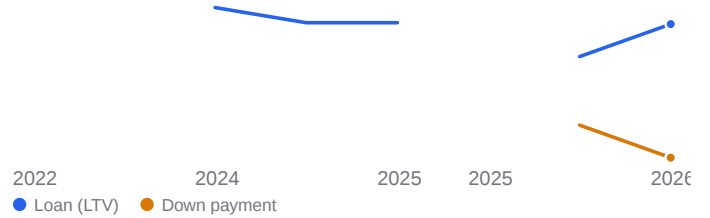
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 8.3% · Flip resale 0%

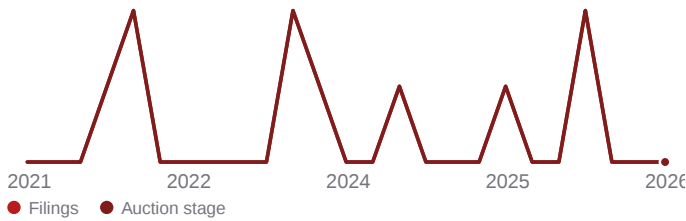


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,899
Median value (AVM)	\$731K
Median size	2,406 ft²
Median bedrooms	3
Median year built	1958
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.1%
Owner occupied	74%
Company owned	20%
Median loan-to-value	28%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	29,092
Density	3,550 / mi²
Median household income	\$113K

Average household income	\$147K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	16
Homes occupied	89%
Bachelor's or higher	41%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	65°F
Annual precip	35 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.