

Fort Worth 76112

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

SELLER'S MARKET

\$275K

MEDIAN SALE PRICE

141

SALES (12 MO)

\$256K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

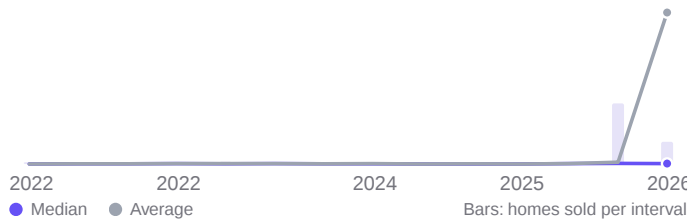
MARKET TRENDS (5 YEARS)

Sale prices

Median \$255K · Average \$65M

Growth (year over year)

Price +231.8% · Sales +20.0%



Price per square foot

\$147/ft²

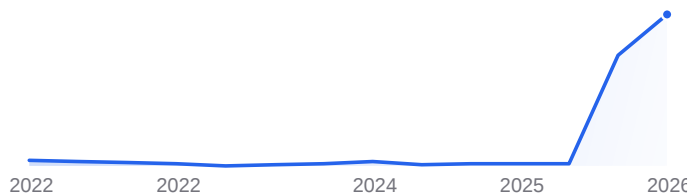
Sale premium vs estimated value

-1.4%



Annual turnover (share of homes sold)

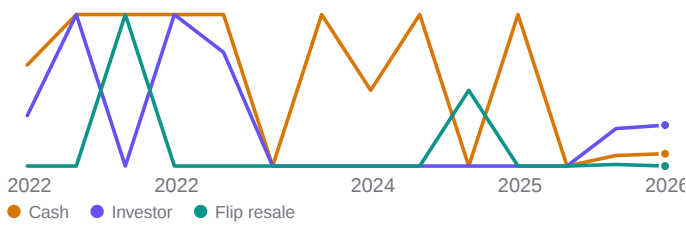
1.3%



BUYERS & OUTCOMES

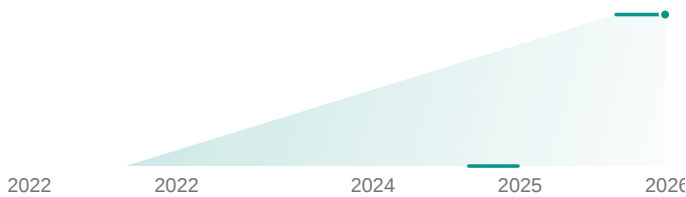
Buyer mix

Cash 8.1% · Investor 27% · Flip resale 0%



Sellers who sold at a gain

100%

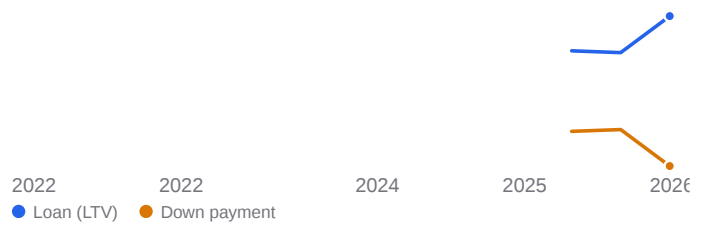


Median annualized return at resale

+52.2%

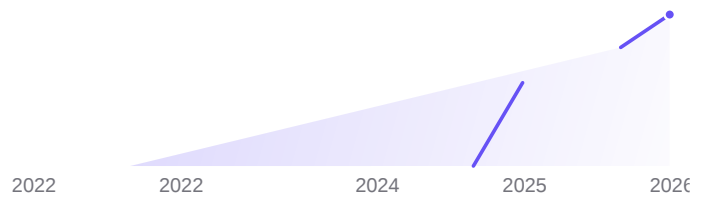


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

19.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,253
Median value (AVM)	\$256K
Median size	1,556 ft²
Median bedrooms	3
Median year built	1964
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	12%
Median loan-to-value	29%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	44,669
Density	3,915 / mi²
Median household income	\$55K
Average household income	\$74K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	24
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	17.8%
Unemployment	1.3%
Average temp	65°F
Annual precip	37 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.