

Fort Worth 76123

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

BALANCED MARKET

\$314K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

188

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



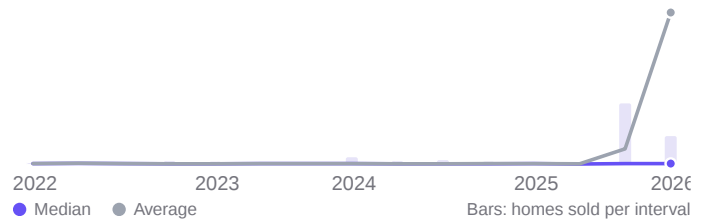
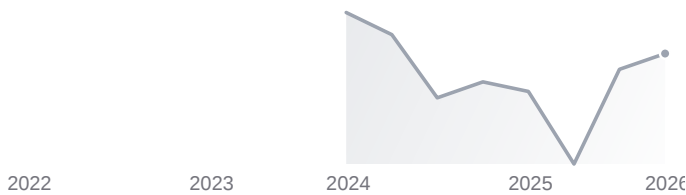
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$319K · Average \$51M

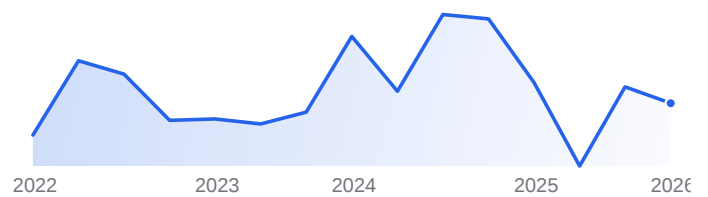


Growth (year over year)

Price +4.7% · Sales +437.1%

Price per square foot

\$143/ft²

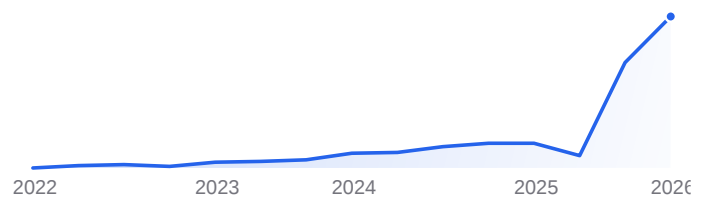
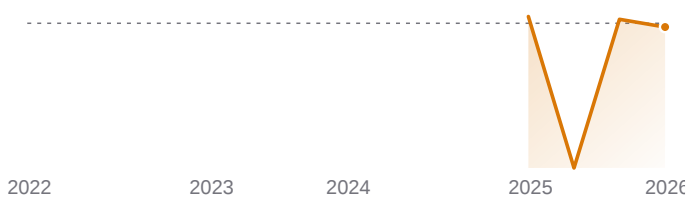


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

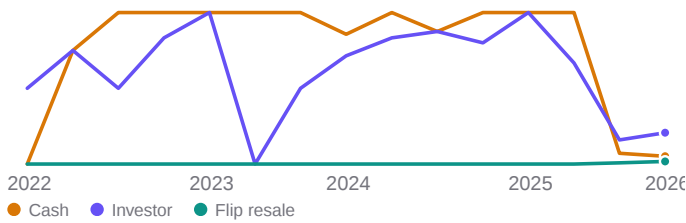
1.3%



BUYERS & OUTCOMES

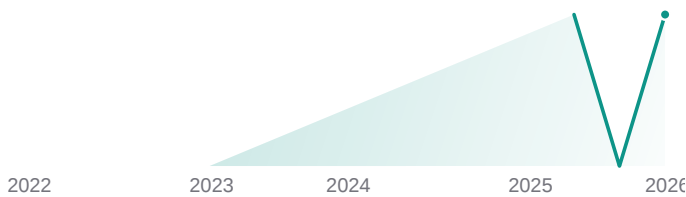
Buyer mix

Cash 5.2% · Investor 21% · Flip resale 1.7%



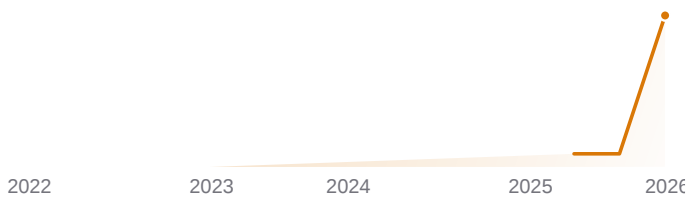
Sellers who sold at a gain

100%

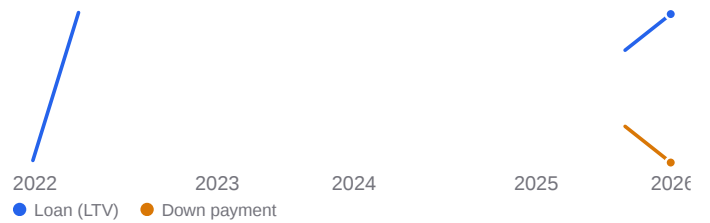


Median annualized return at resale

+49.2%

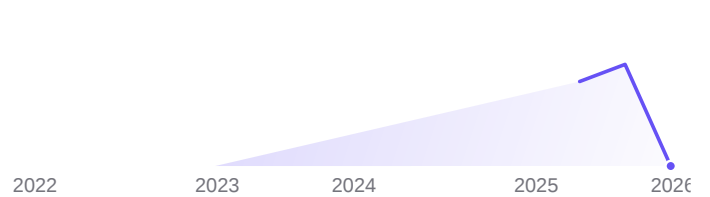


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

12.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,661
Median value (AVM)	\$299K
Median size	2,061 ft²
Median bedrooms	3
Median year built	2004
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	75%
Company owned	18%
Median loan-to-value	45%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	40,523
Density	4,991 / mi²
Median household income	\$97K
Average household income	\$120K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	22
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	8.7%
Unemployment	1.3%
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.