

Fort Worth 76131

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

SELLER'S MARKET

\$339K

MEDIAN SALE PRICE

+64.3%

1-YR CHANGE

275

SALES (12 MO)

\$341K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

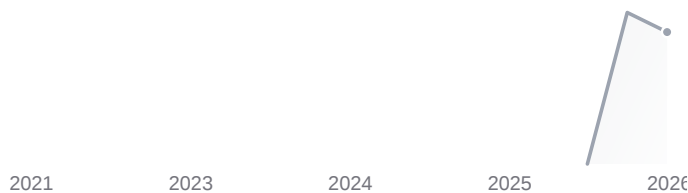
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$323K · Average \$29M

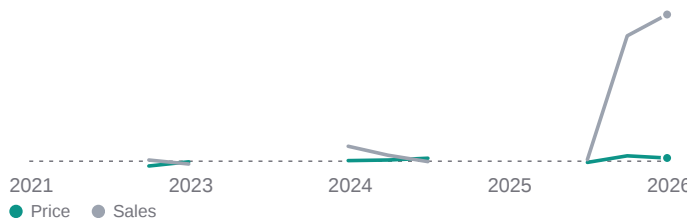


Growth (year over year)

Price +64.3% · Sales +2955.6%

Price per square foot

\$144/ft²

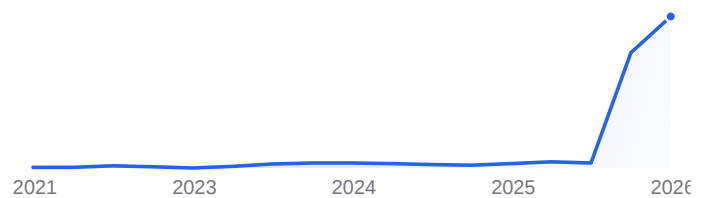


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

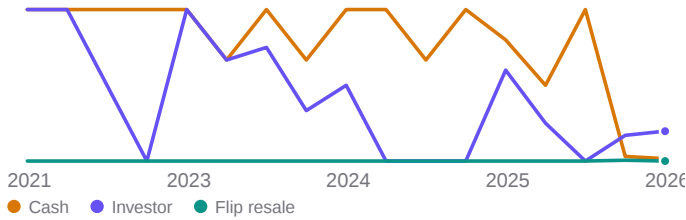
1.4%



BUYERS & OUTCOMES

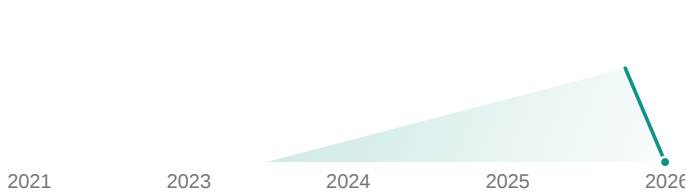
Buyer mix

Cash 1.5% · Investor 20% · Flip resale 0%



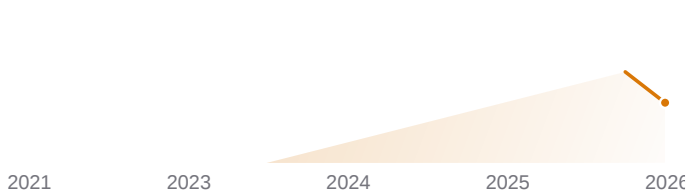
Sellers who sold at a gain

67%



Median annualized return at resale

+1.7%

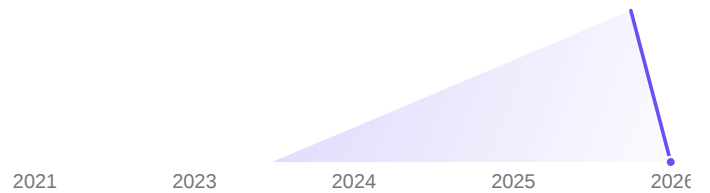


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

13.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	19,081
Median value (AVM)	\$341K
Median size	2,002 ft²
Median bedrooms	3
Median year built	2011
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.7%
Owner occupied	81%
Company owned	12%
Median loan-to-value	53%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	48,307
Density	3,178 / mi²
Median household income	\$102K
Average household income	\$124K
Crime index (US avg 100)	16
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	22
Homes occupied	98%
Bachelor's or higher	27%
Poverty rate	3.4%
Unemployment	1.5%
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.