

North Richland Hills 76180

ZIP code · TX · Texas > Tarrant County > North Richland Hills

\$346K

MEDIAN SALE PRICE

118

SALES (12 MO)

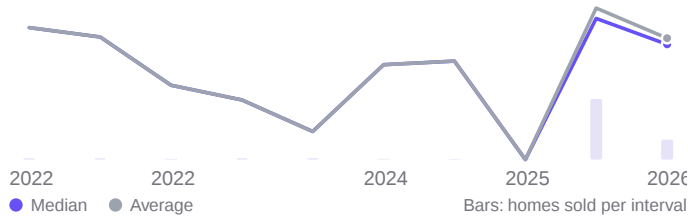
\$339K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

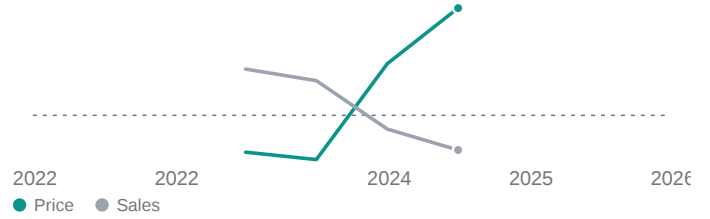
Sale prices

Median \$304K · Average \$319K



Growth (year over year)

Price +154.6% · Sales -50.0%



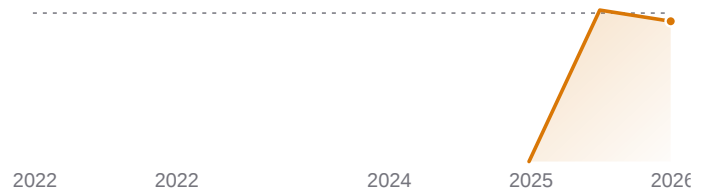
Price per square foot

\$176/ft²



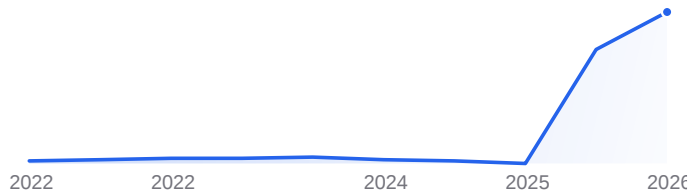
Sale premium vs estimated value

-5.3%



Annual turnover (share of homes sold)

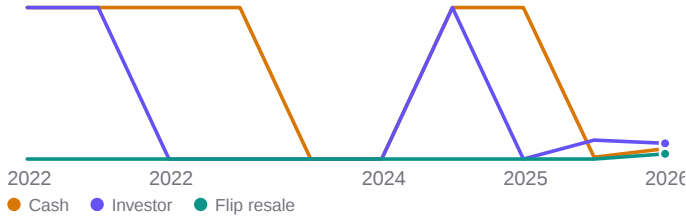
1.2%



BUYERS & OUTCOMES

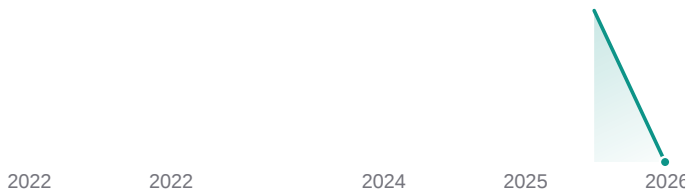
Buyer mix

Cash 6.9% · Investor 10% · Flip resale 3.4%



Sellers who sold at a gain

50%

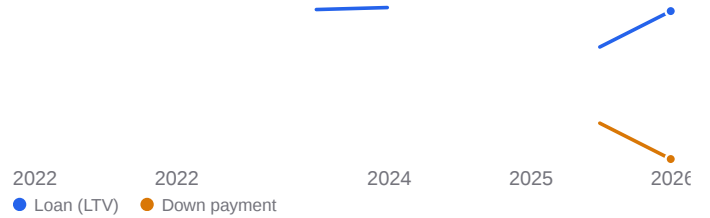


Median annualized return at resale

+114.9%

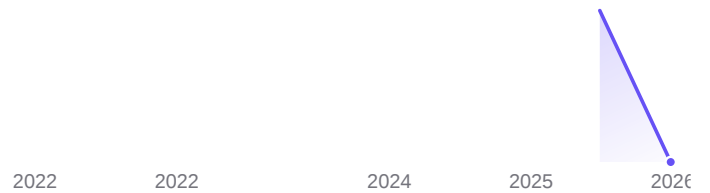


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,545
Median value (AVM)	\$339K
Median size	1,831 ft²
Median bedrooms	3
Median year built	1979
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.8%
Owner occupied	81%
Company owned	12%
Median loan-to-value	36%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	42,271
Density	4,445 / mi²
Median household income	\$77K
Average household income	\$96K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	21
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	6.9%
Unemployment	1.3%
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.