

Denton 76201

ZIP code · TX · Texas > Denton County > Denton

\$276K

MEDIAN SALE PRICE

40

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

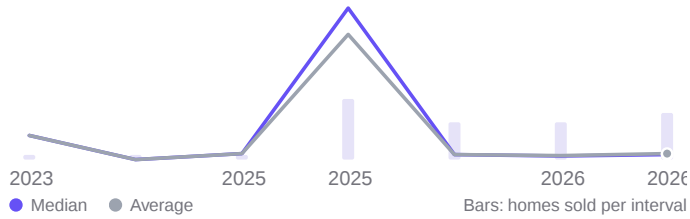
MARKET TRENDS (5 YEARS)

Sale prices

Median \$296K · Average \$350K

Growth (year over year)

Price +599.0% · Sales +0.0%

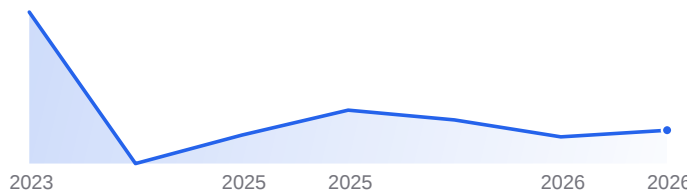


Price per square foot

\$194/ft²

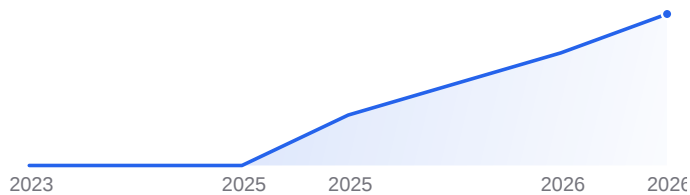
Sale premium vs estimated value

+6.5%



Annual turnover (share of homes sold)

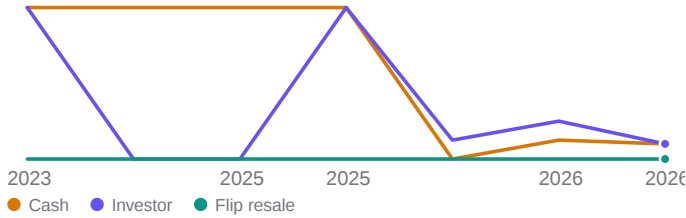
1.0%



BUYERS & OUTCOMES

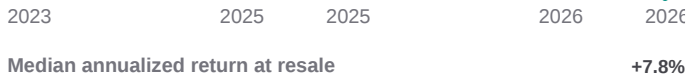
Buyer mix

Cash 10% · Investor 10% · Flip resale 0%



Sellers who sold at a gain

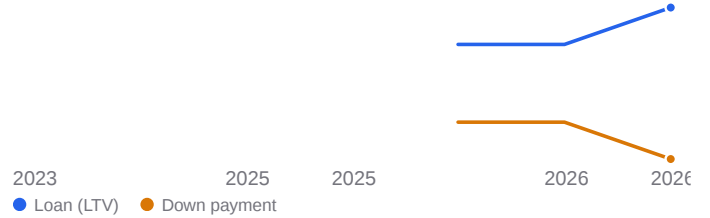
100%



Median annualized return at resale

+7.8%

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



Typical hold before selling

21.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	4,171
Median value (AVM)	\$286K
Median size	1,565 ft²
Median bedrooms	3
Median year built	1965
Single family	77%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.7%
Owner occupied	49%
Company owned	30%
Median loan-to-value	31%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	28,308
Density	5,017 / mi²
Median household income	\$42K
Average household income	\$54K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	28
Homes occupied	92%
Bachelor's or higher	26%
Poverty rate	22.7%
Unemployment	1.2%
Average temp	65°F
Annual precip	38 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.