

Denton 76205

ZIP code · TX · Texas > Denton County > Denton

\$396K

MEDIAN SALE PRICE

36

SALES (12 MO)

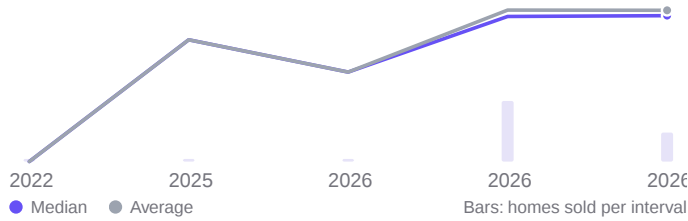
\$367K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

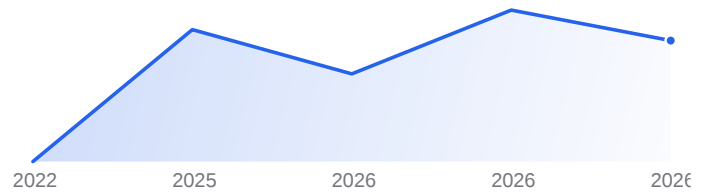
Sale prices

Median \$377K · Average \$390K



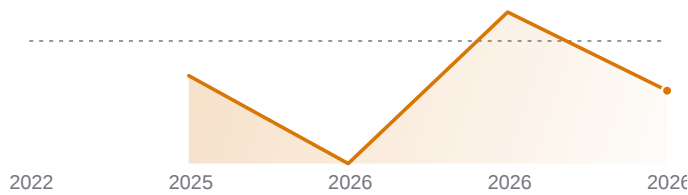
Price per square foot

\$156/ft²



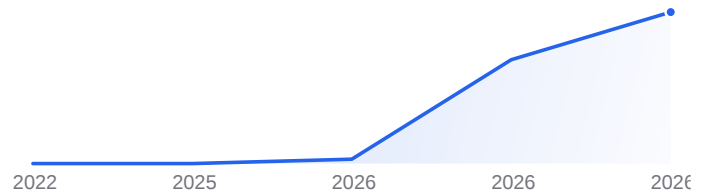
Sale premium vs estimated value

-12.2%



Annual turnover (share of homes sold)

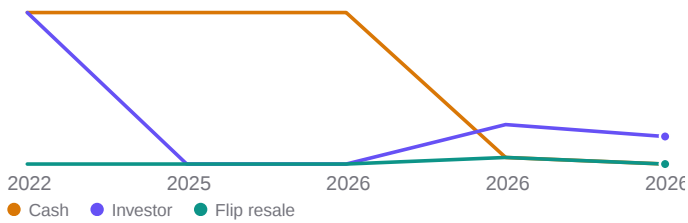
0.8%



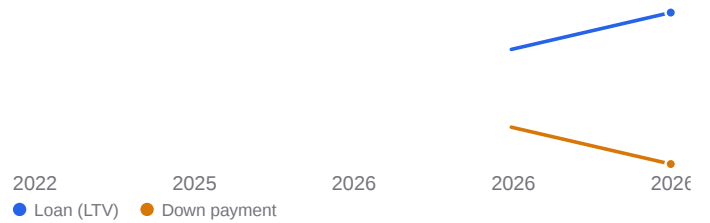
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 18% · Flip resale 0%



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,436
Median value (AVM)	\$367K
Median size	1,874 ft²
Median bedrooms	3
Median year built	1983
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.5%
Owner occupied	74%
Company owned	18%
Median loan-to-value	37%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	24,623
Density	2,882 / mi²
Median household income	\$61K

Average household income	\$82K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	31
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	20.7%
Unemployment	1.1%
Average temp	65°F
Annual precip	38 in
Sunshine	62%

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.