

Denton 76207

ZIP code · TX · Texas > Denton County > Denton

SELLER'S MARKET

\$351K

MEDIAN SALE PRICE

84

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

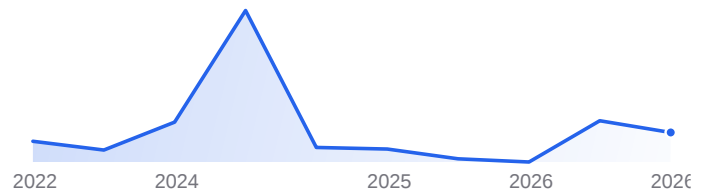
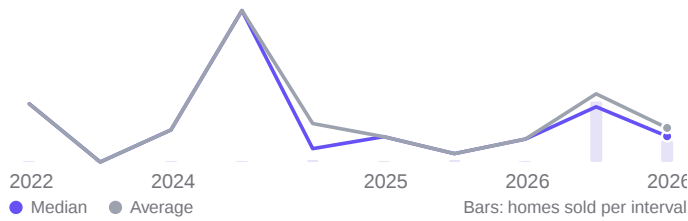
MARKET TRENDS (5 YEARS)

Sale prices

Median \$266K · Average \$298K

Price per square foot

\$179/ft²

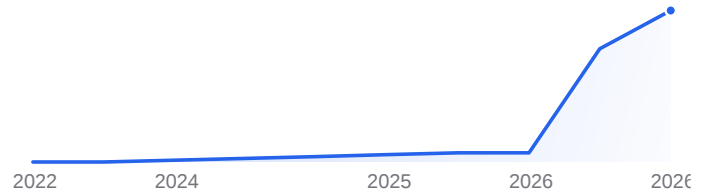
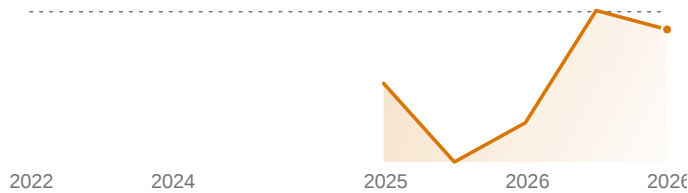


Sale premium vs estimated value

-5.5%

Annual turnover (share of homes sold)

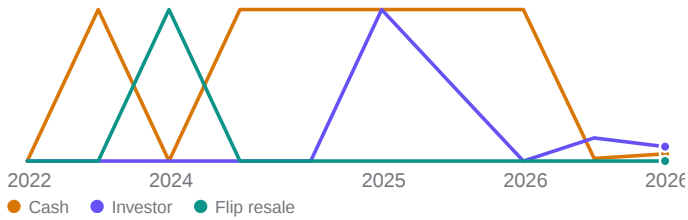
1.0%



BUYERS & OUTCOMES

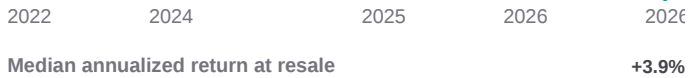
Buyer mix

Cash 4.8% · Investor 9.5% · Flip resale 0%



Sellers who sold at a gain

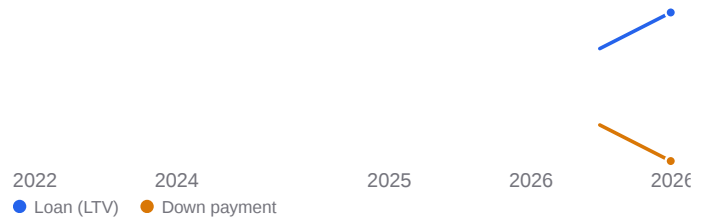
100%



Median annualized return at resale

+3.9%

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



Typical hold before selling

20.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2

HOUSING STOCK

Homes	8,471
Median value (AVM)	\$365K
Median size	1,844 ft²
Median bedrooms	3
Median year built	2014
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	21%
Median loan-to-value	37%
Typical ownership tenure	5.1 yrs

COMMUNITY

Population	18,238
Density	473 / mi²
Median household income	\$82K
Average household income	\$99K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	31
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	12.7%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.