

Denton 76208

ZIP code · TX · Texas > Denton County > Denton

SELLER'S MARKET

\$415K

MEDIAN SALE PRICE

66

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

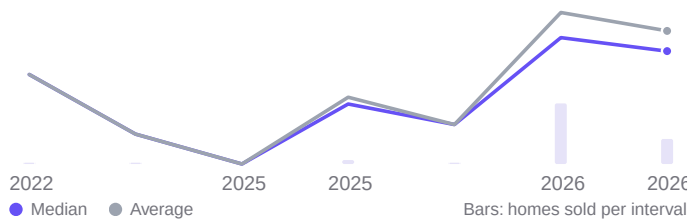
MARKET TRENDS (5 YEARS)

Sale prices

Median \$391K · Average \$435K

Growth (year over year)

Price +48.7% · Sales +840.0%

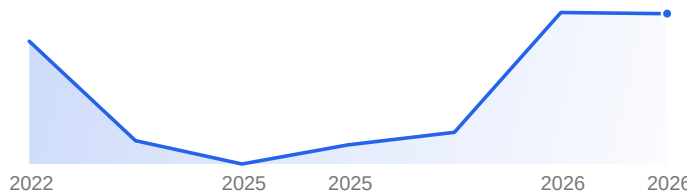


Price per square foot

\$179/ft²

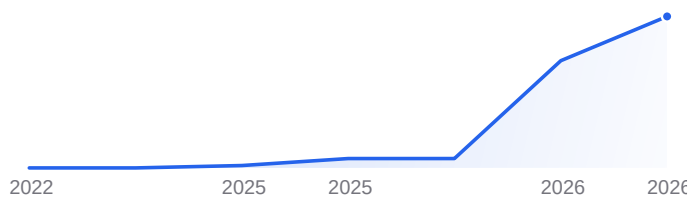
Sale premium vs estimated value

-6.3%



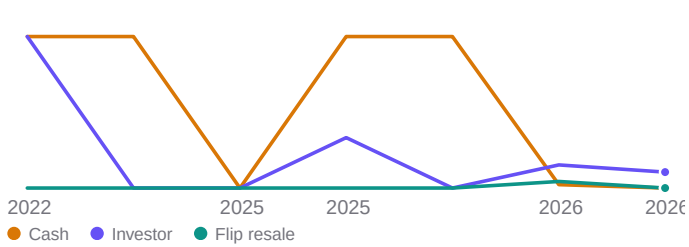
Annual turnover (share of homes sold)

0.8%



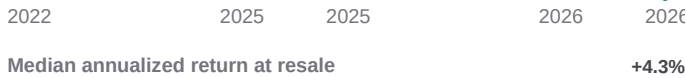
BUYERS & OUTCOMES

Buyer mix

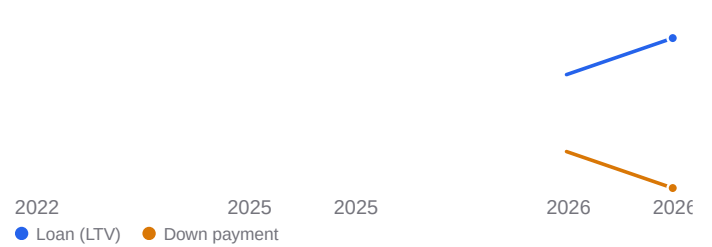


Sellers who sold at a gain

100%



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



Typical hold before selling

20.9 yrs



HOUSING STOCK

Homes	8,658
Median value (AVM)	\$424K
Median size	2,007 ft²
Median bedrooms	4
Median year built	2005
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	13%
Median loan-to-value	48%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	32,119
Density	909 / mi²
Median household income	\$105K
Average household income	\$116K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	25
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	8.1%
Unemployment	1.3%
Average temp	65°F
Annual precip	39 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.