

Denton 76209

ZIP code · TX · Texas > Denton County > Denton

\$281K

MEDIAN SALE PRICE

82

SALES (12 MO)

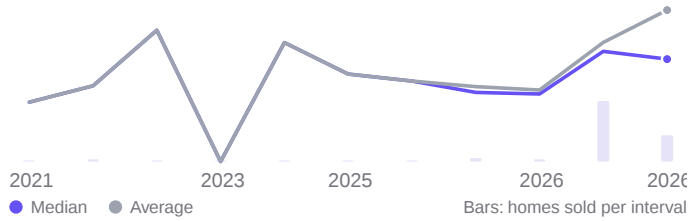
\$287K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

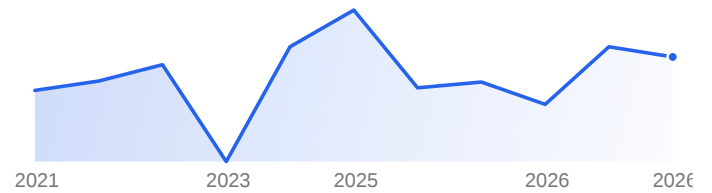
Sale prices

Median \$271K · Average \$374K



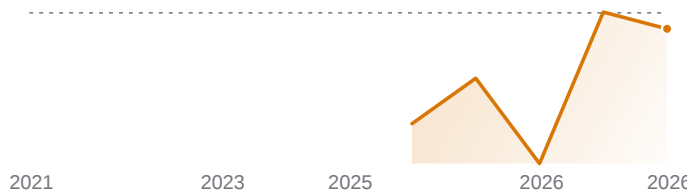
Price per square foot

\$180/ft²



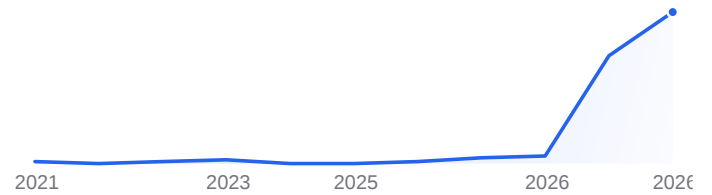
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

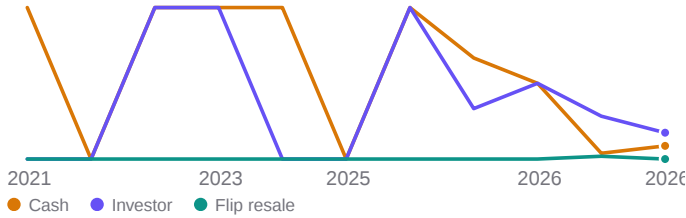
1.1%



BUYERS & OUTCOMES

Buyer mix

Cash 8.7% · Investor 17% · Flip resale 0%



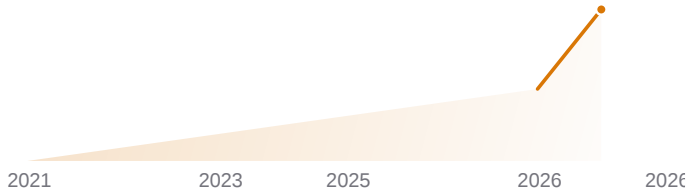
Sellers who sold at a gain

100%



Median annualized return at resale

+4.8%

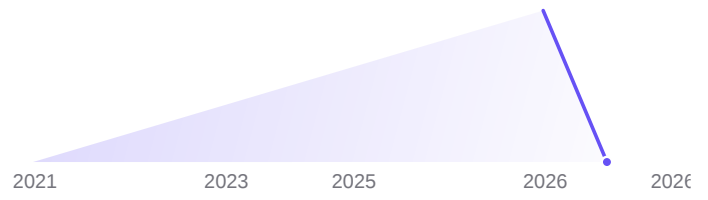


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,629
Median value (AVM)	\$287K
Median size	1,511 ft²
Median bedrooms	3
Median year built	1978
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.4%
Owner occupied	69%
Company owned	20%
Median loan-to-value	38%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	32,283
Density	4,786 / mi²
Median household income	\$72K
Average household income	\$84K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	33
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	16.1%
Unemployment	1.2%
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.