

Denton 76210

ZIP code · TX · Texas > Denton County > Denton

\$415K

MEDIAN SALE PRICE

181

SALES (12 MO)

\$396K

MEDIAN VALUE (AVM)

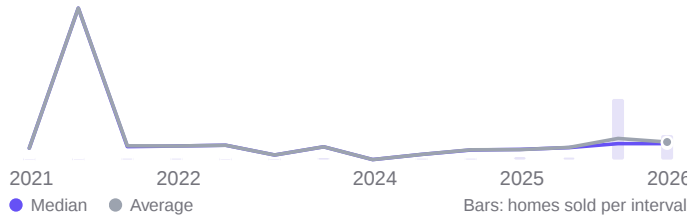
MARKET TRENDS (5 YEARS)

Sale prices

Median \$417K · Average \$456K

Growth (year over year)

Price +120.2% · Sales +57.1%

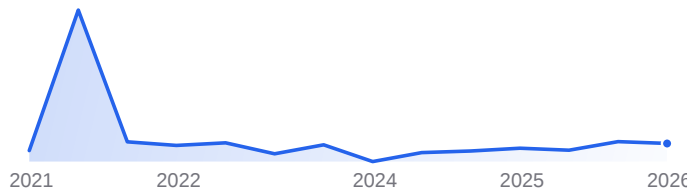


Price per square foot

\$177/ft²

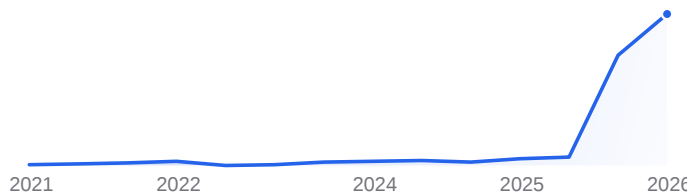
Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

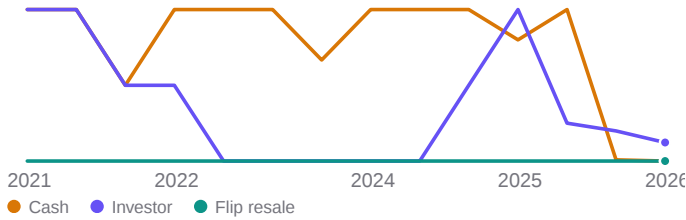
1.2%



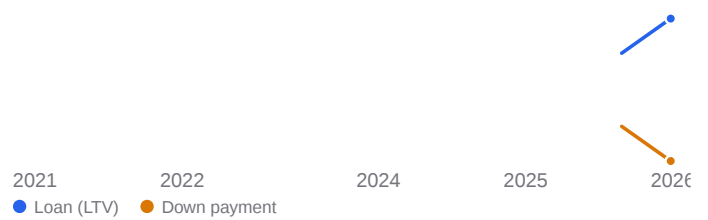
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 12% · Flip resale 0%

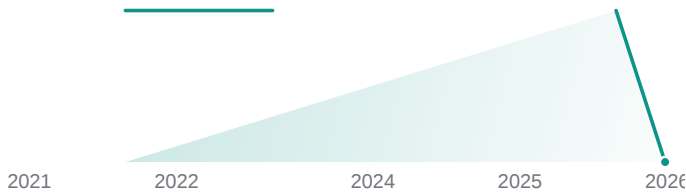


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



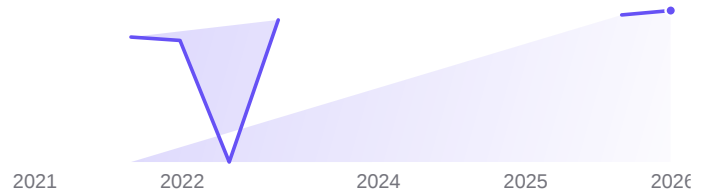
Sellers who sold at a gain

75%



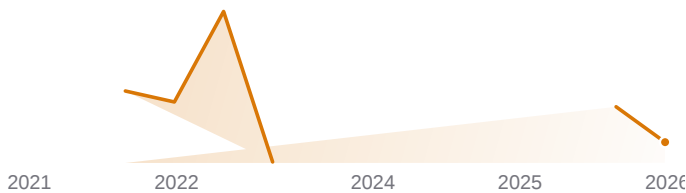
Typical hold before selling

21.1 yrs



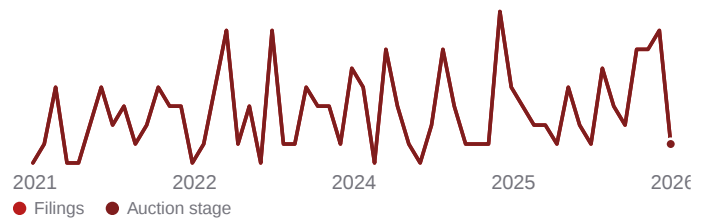
Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,895
Median value (AVM)	\$396K
Median size	2,178 ft²
Median bedrooms	3
Median year built	2001
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	87%
Company owned	11%
Median loan-to-value	45%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	53,145
Density	3,335 / mi²
Median household income	\$103K
Average household income	\$127K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	25
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	6.9%
Unemployment	1.3%
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.