

Aubrey 76227

ZIP code · TX · Texas > Denton County > Aubrey

SELLER'S MARKET

\$341K

MEDIAN SALE PRICE

+18.0%

1-YR CHANGE

362

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

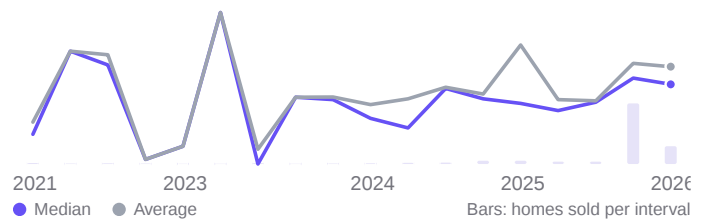
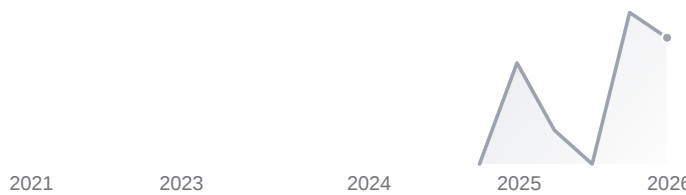
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$323K · Average \$384K

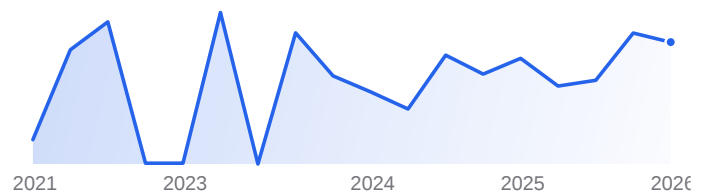
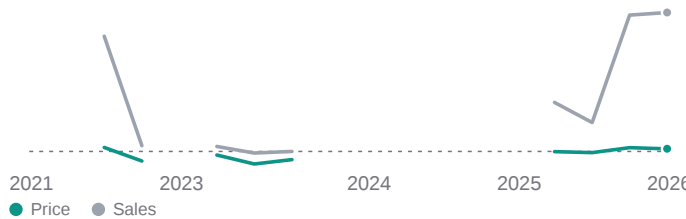


Growth (year over year)

Price +18.0% · Sales +964.7%

Price per square foot

\$166/ft²

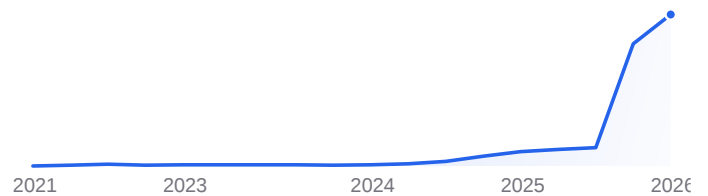
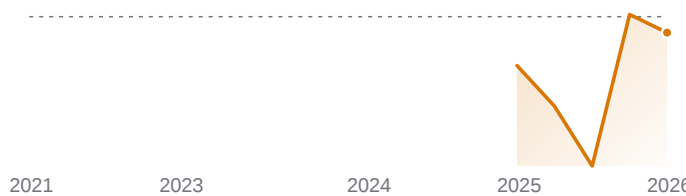


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

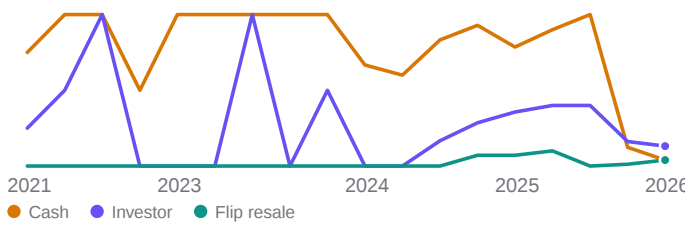
1.3%



BUYERS & OUTCOMES

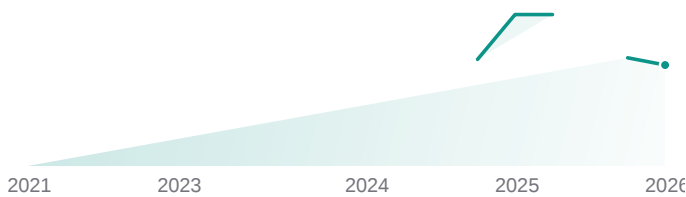
Buyer mix

Cash 3.9% · Investor 13% · Flip resale 3.9%



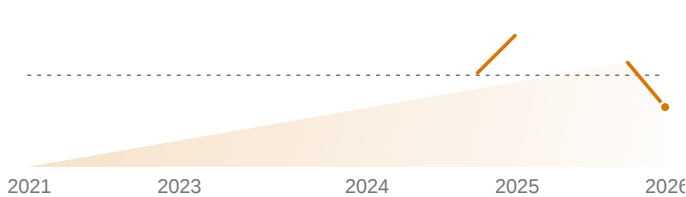
Sellers who sold at a gain

75%



Median annualized return at resale

-10.9%

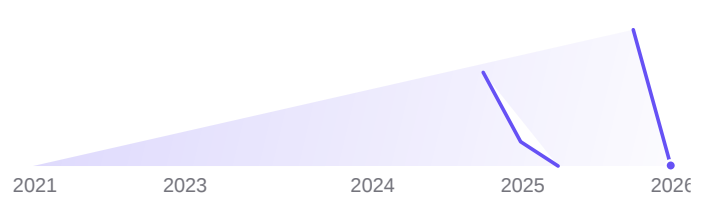


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 16 · Auction stage 16



HOUSING STOCK

Homes	28,382
Median value (AVM)	\$363K
Median size	2,100 ft²
Median bedrooms	3
Median year built	2019
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	30%
Underwater (LTV 125% or more)	1.4%
Owner occupied	87%
Company owned	8.3%
Median loan-to-value	74%
Typical ownership tenure	4.6 yrs

COMMUNITY

Population	53,406
Density	640 / mi²
Median household income	\$112K
Average household income	\$142K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	27
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	7.5%
Unemployment	1.3%
Average temp	65°F
Annual precip	40 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.