

Krum 76249

ZIP code · TX · Texas > Denton County > Krum

SELLER'S MARKET

\$383K

MEDIAN SALE PRICE

33

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

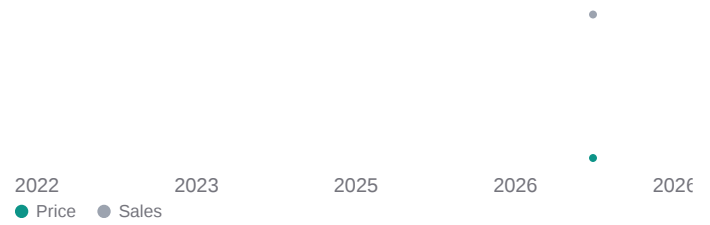
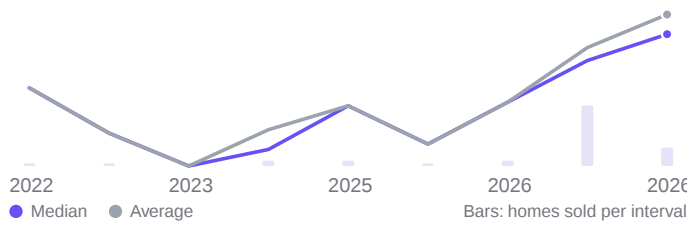
MARKET TRENDS (5 YEARS)

Sale prices

Median \$434K · Average \$495K

Growth (year over year)

Price +63.3% · Sales +1200.0%



Price per square foot

\$250/ft²

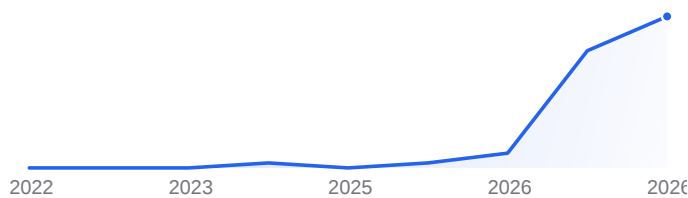
Sale premium vs estimated value

+13.1%



Annual turnover (share of homes sold)

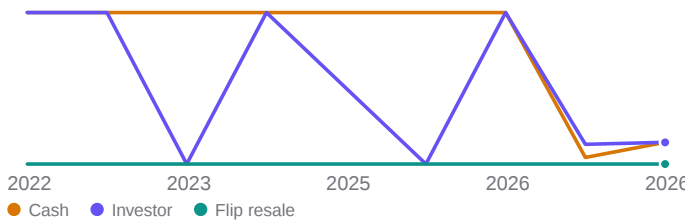
0.9%



BUYERS & OUTCOMES

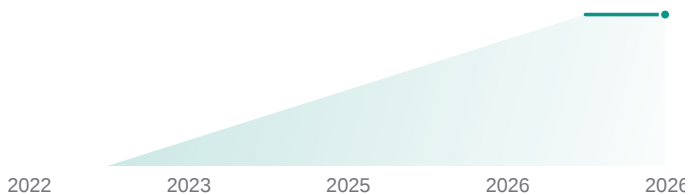
Buyer mix

Cash 14% · Investor 14% · Flip resale 0%



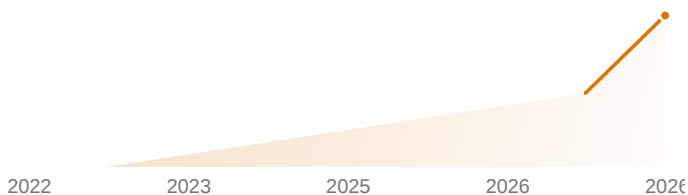
Sellers who sold at a gain

100%

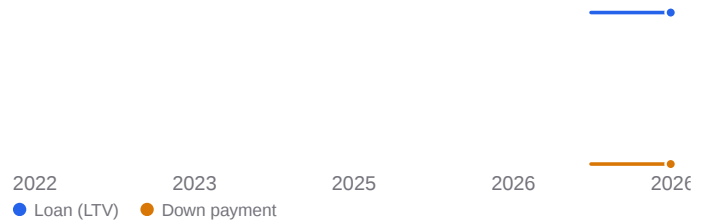


Median annualized return at resale

+10.5%

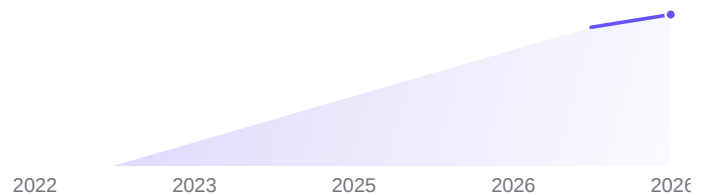


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



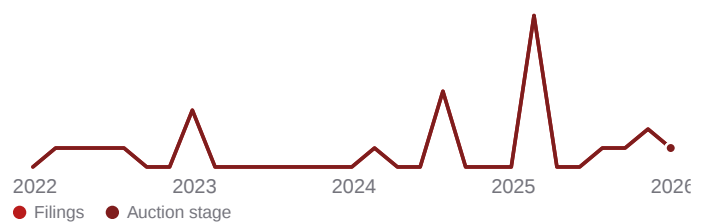
Typical hold before selling

20.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,663
Median value (AVM)	\$351K
Median size	1,869 ft²
Median bedrooms	3
Median year built	2004
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	11%
Median loan-to-value	49%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	10,861
Density	154 / mi²
Median household income	\$99K
Average household income	\$118K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	31
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	8.4%
Unemployment	1.3%
Average temp	64°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.