

Roanoke 76262

ZIP code · TX · Texas > Denton County > Roanoke

SELLER'S MARKET

\$679K

MEDIAN SALE PRICE

202

SALES (12 MO)

\$644K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



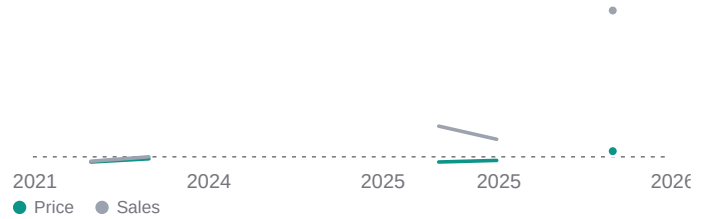
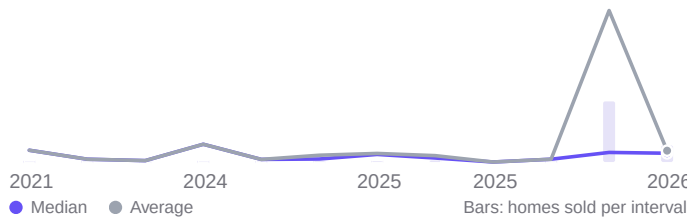
MARKET TRENDS (5 YEARS)

Sale prices

Median \$666K · Average \$807K

Growth (year over year)

Price +63.8% · Sales +1666.7%

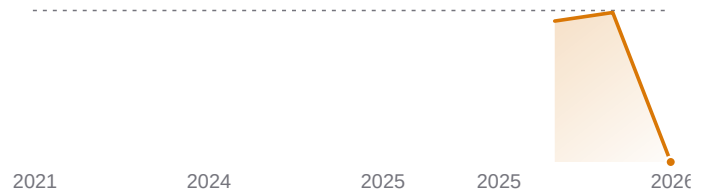


Price per square foot

\$218/ft²

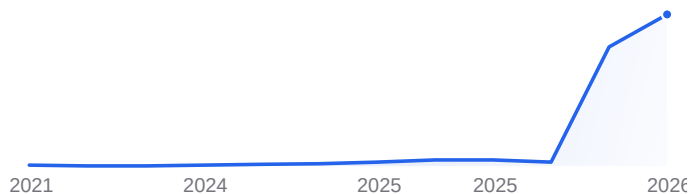
Sale premium vs estimated value

-15.8%



Annual turnover (share of homes sold)

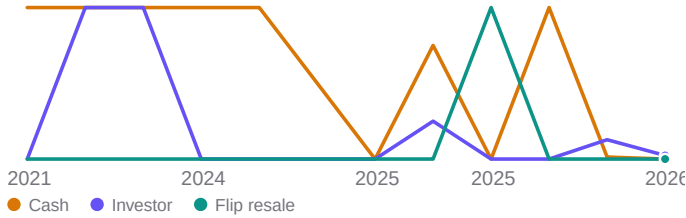
1.5%



BUYERS & OUTCOMES

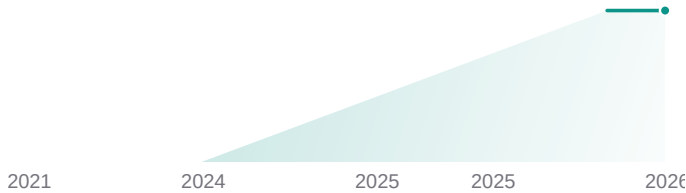
Buyer mix

Cash 0% · Investor 2.3% · Flip resale 0%



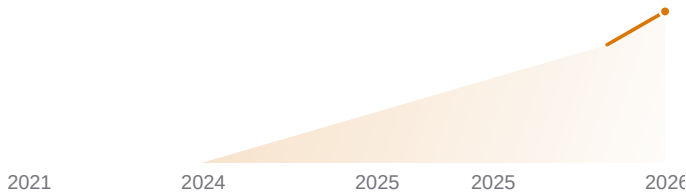
Sellers who sold at a gain

100%



Median annualized return at resale

+5.5%

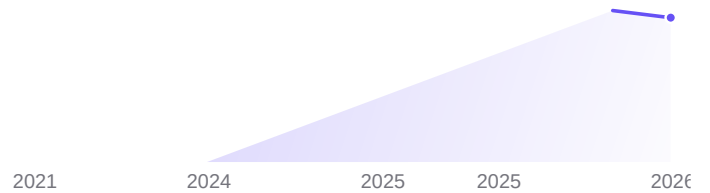


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



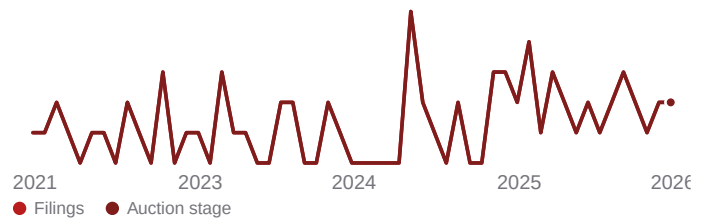
Typical hold before selling

20.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	13,423
Median value (AVM)	\$644K
Median size	2,782 ft²
Median bedrooms	4
Median year built	2006
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	16%
Median loan-to-value	43%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	51,928
Density	1,099 / mi²
Median household income	\$143K
Average household income	\$179K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	21
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	4.2%
Unemployment	1.4%
Average temp	65°F
Annual precip	37 in
Sunshine	63%

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.