

Sanger 76266

ZIP code · TX · Texas > Denton County > Sanger

SELLER'S MARKET

\$333K

MEDIAN SALE PRICE

63

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

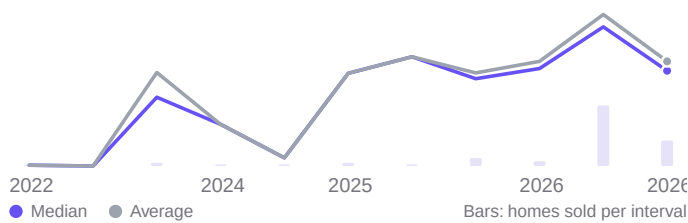
MARKET TRENDS (5 YEARS)

Sale prices

Median \$256K · Average \$277K

Growth (year over year)

Price +38.9% · Sales +1075.0%

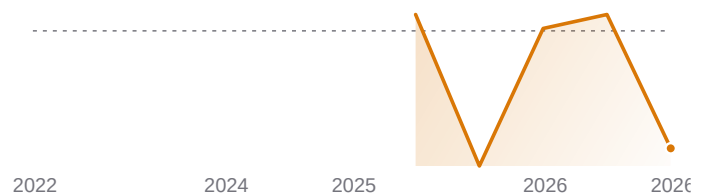


Price per square foot

\$163/ft²

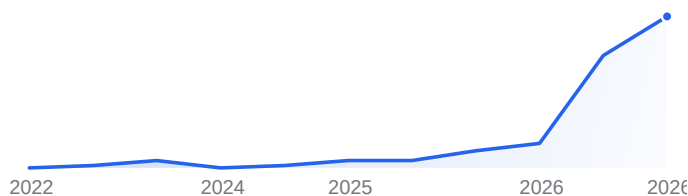
Sale premium vs estimated value

-18.1%



Annual turnover (share of homes sold)

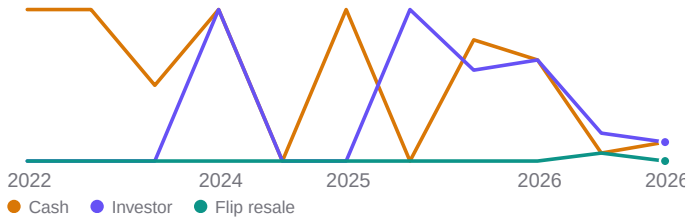
0.9%



BUYERS & OUTCOMES

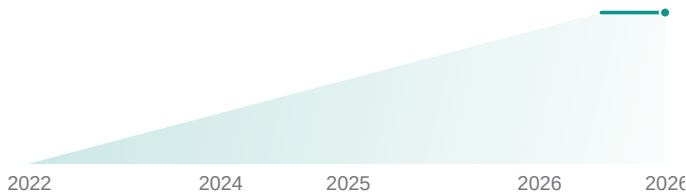
Buyer mix

Cash 13% · Investor 13% · Flip resale 0%



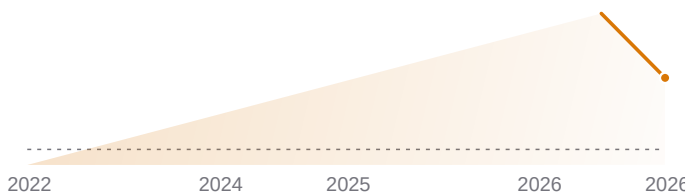
Sellers who sold at a gain

100%

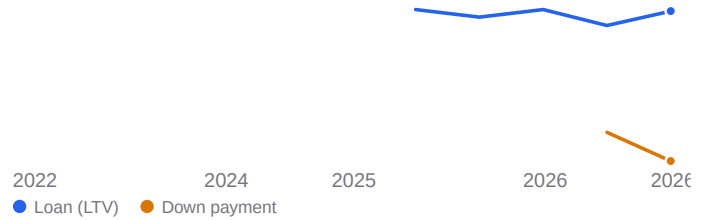


Median annualized return at resale

+2.6%

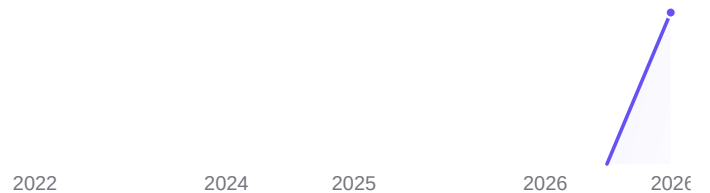


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

19.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,767
Median value (AVM)	\$356K
Median size	1,771 ft²
Median bedrooms	3
Median year built	2003
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	12%
Median loan-to-value	48%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	21,728
Density	163 / mi²
Median household income	\$89K
Average household income	\$123K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	26
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	6.2%
Unemployment	1.4%
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.