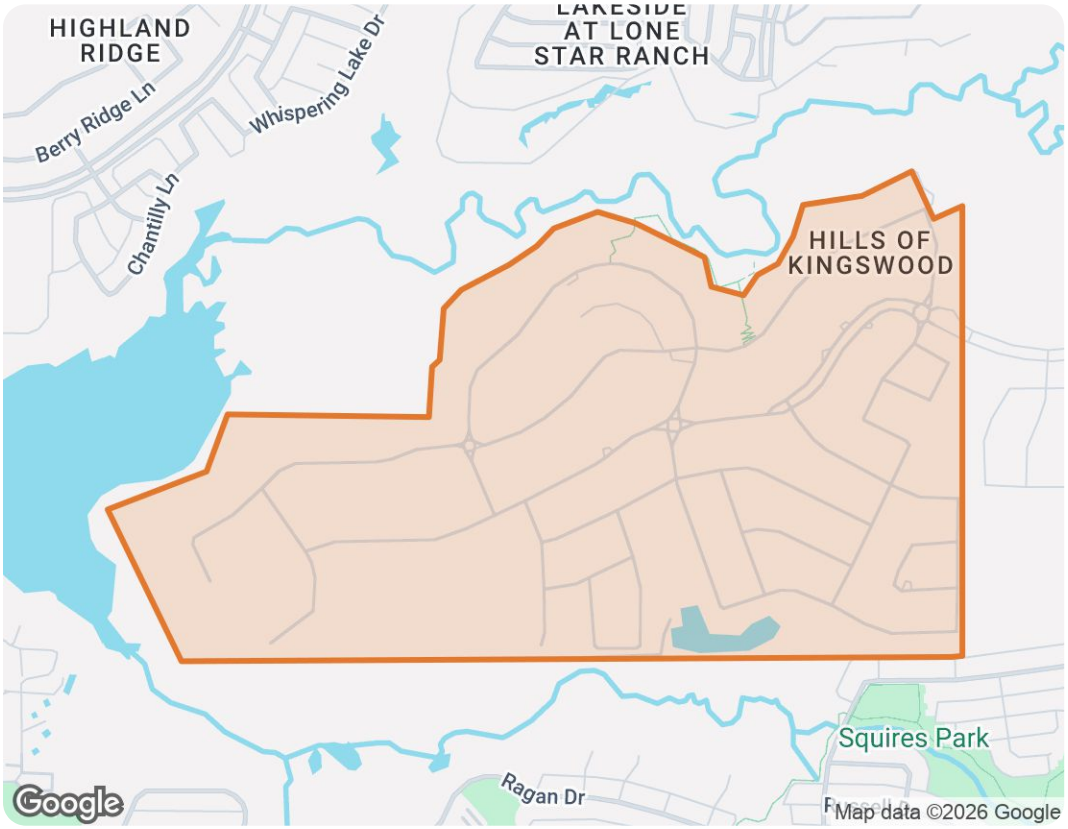
Hills of Kingswood in Frisco, TX



Ray & Barbara Martin

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https://www.DFWREAdvisors.com

HomeSmart Stars

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Hills of Kingswood in Frisco, TX

Housing

Housing Facts & Stats

	Hills of...	Frisco	Denton County	Texas	USA
Median Estimated Home Value	$1.34M	$697K	$457K	$331K	$372K
Est. Home Value 12-Mo. Change	+7.5%	-1.8%	-2%	-1.4%	+0.1%
Median List Price	$3.64M	$695K	$470K	$355K	–
List Price 1-Month Change	+77.4%	-0.2%	+0%	+0%	–
List Price 12-Month Change	-4.2%	-0.7%	-0.6%	-0.3%	–
Median Home Age	8	17	22	34	44
Own	58%	66%	65%	63%	65%
Rent	42%	34%	35%	37%	35%
$ Total Value (of all buildings for which permits were issued)	–	–	$2.86B	$54.92B	$384.62B
% Change in permits (for all buildings)	–	–	-4%	+5%	+6%
% Change in $ value (for all buildings)	–	–	0%	+8%	+5%

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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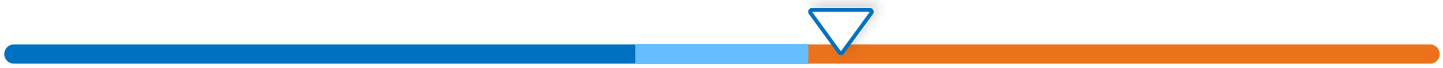
Hills of Kingswood in Frisco, TX

Market Trends for Hills of Kingswood in Frisco, TX

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | **Buyer's Market**

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
7	–	–	–
↓ 17.65% MoM			

October 2026 Median Estimated Property Value

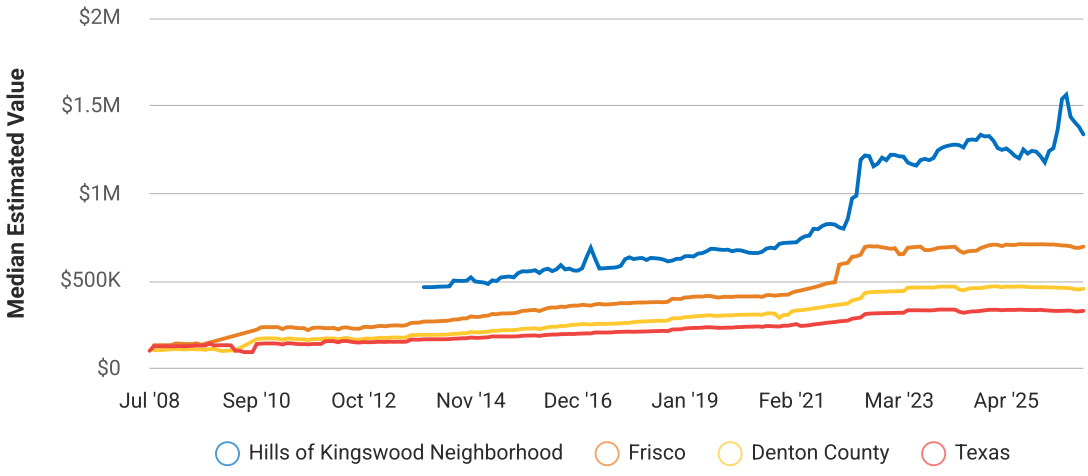
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,336,830	-3%	+7.5%



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Hills of Kingswood in Frisco, TX

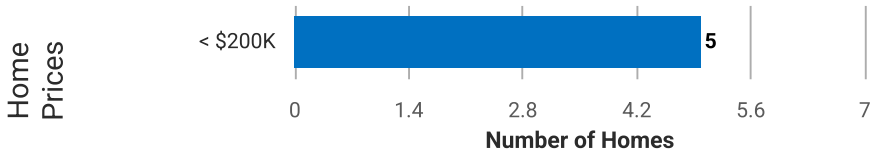
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

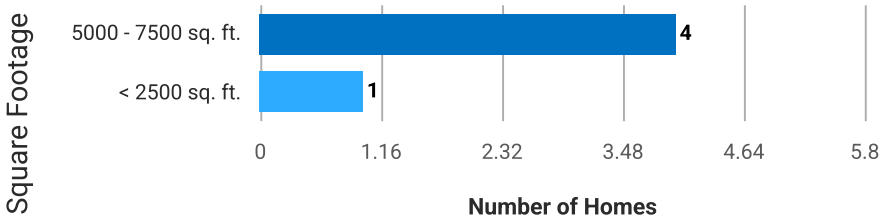


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

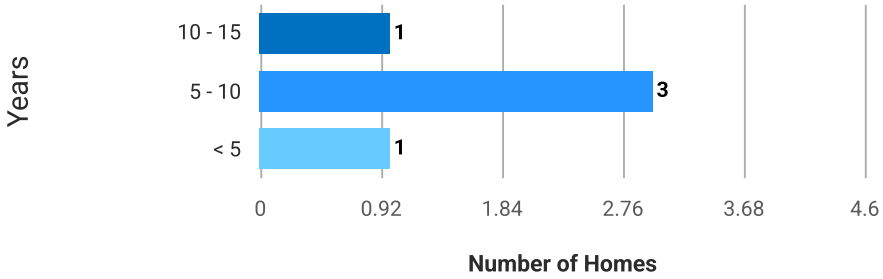


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

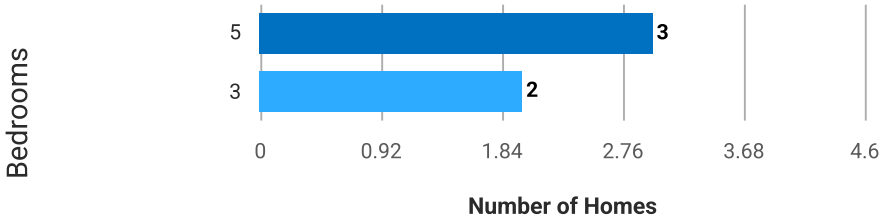


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



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Hills of Kingswood in Frisco, TX

People

People Facts & Stats

	Hills of...	Frisco	Denton County	Texas	USA
Population	5K	219K	980K	30.19M	334.92M
Population Density per Sq Mi	3.28K	3.2K	1.11K	116	95
Pop Change since 2020	+53%	+17.7%	+15.8%	+6.9%	+2.5%
Median Age	35	38	37	36	39
Male / Female Ratio	52%	50%	50%	50%	50%

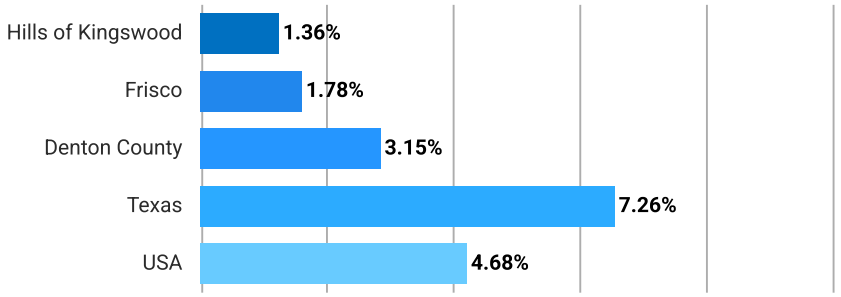
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

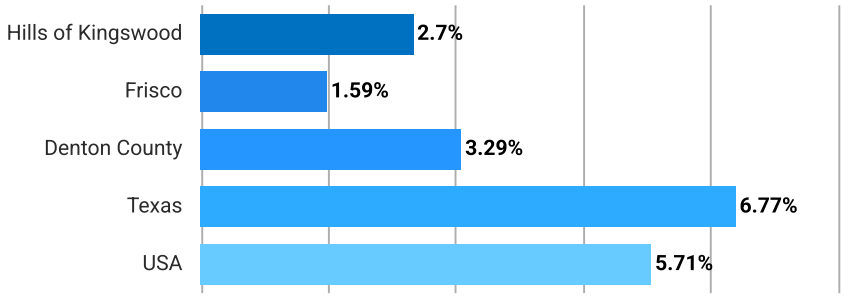
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



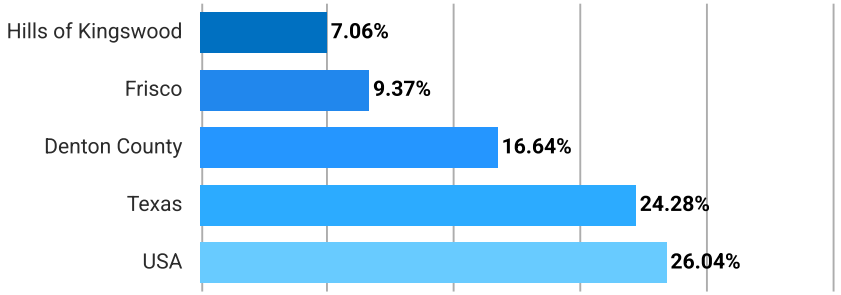
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

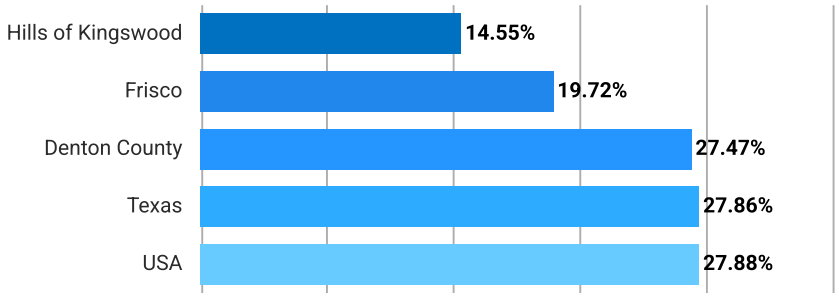


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Hills of Kingswood in Frisco, TX

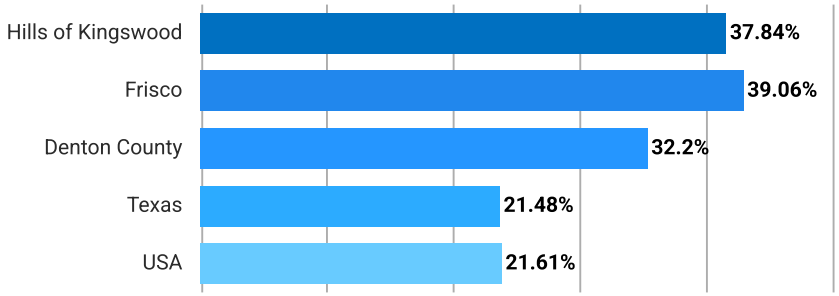
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



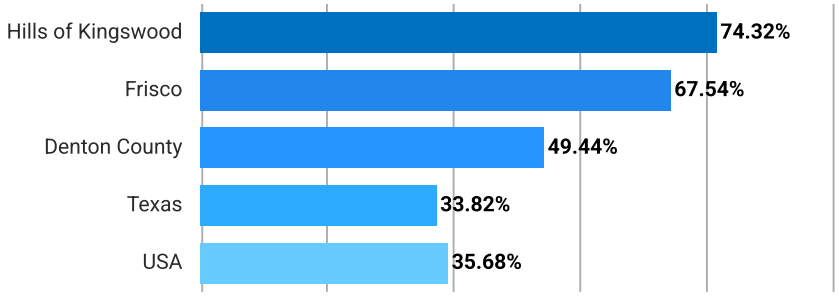
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



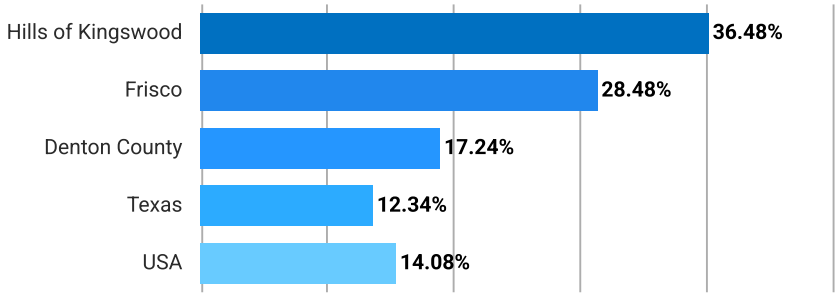
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



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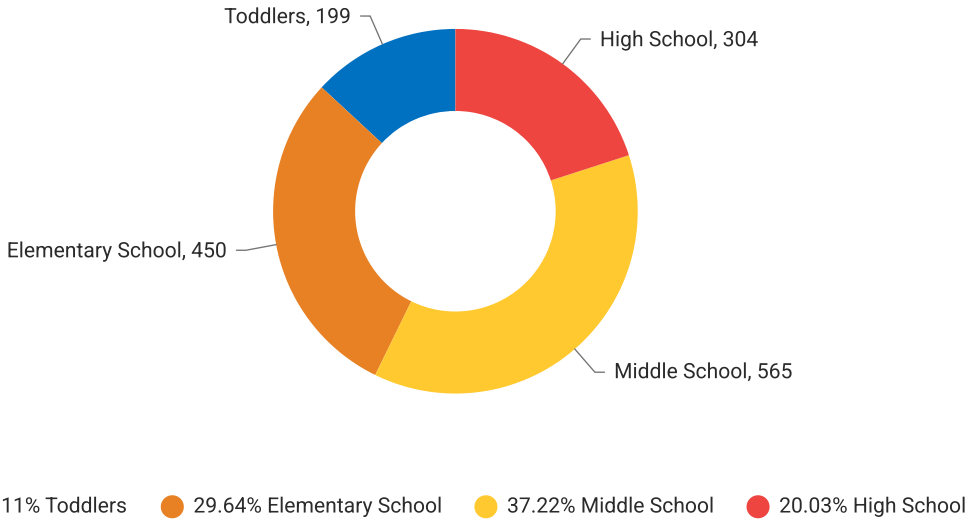
Hills of Kingswood in Frisco, TX

Population of Children by Age Group in Hills of Kingswood

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

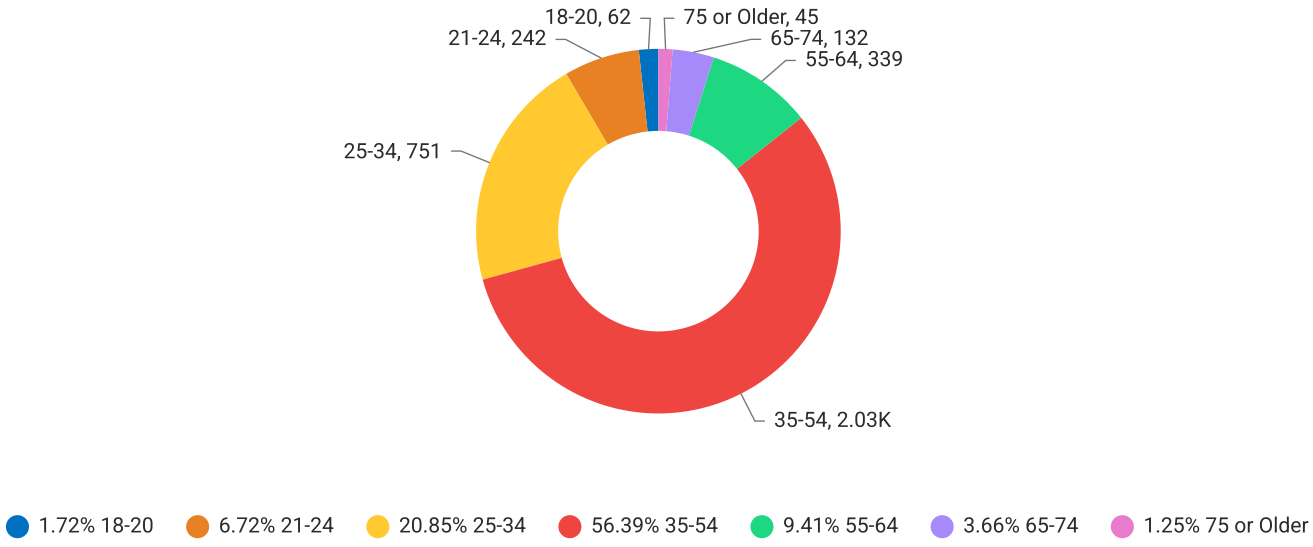


Population of Adults by Age Group in Hills of Kingswood

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



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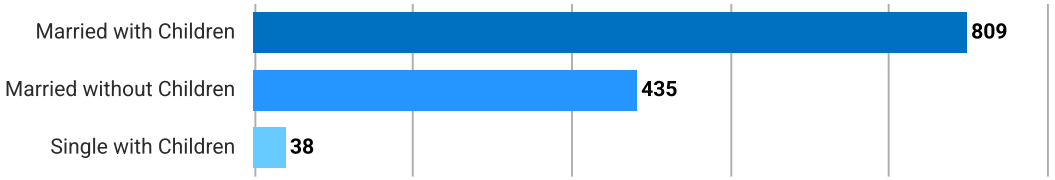
Hills of Kingswood in Frisco, TX

Households With Children in Hills of Kingswood

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

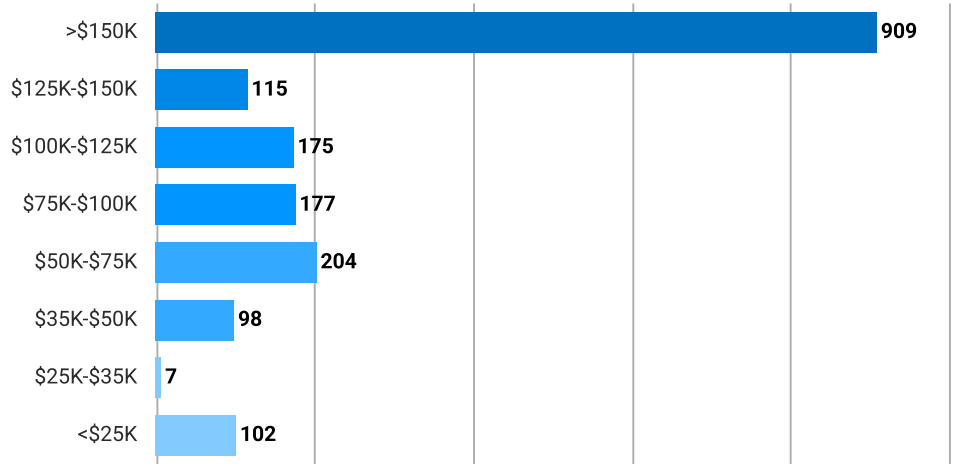


Household Income Brackets in Hills of Kingswood

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



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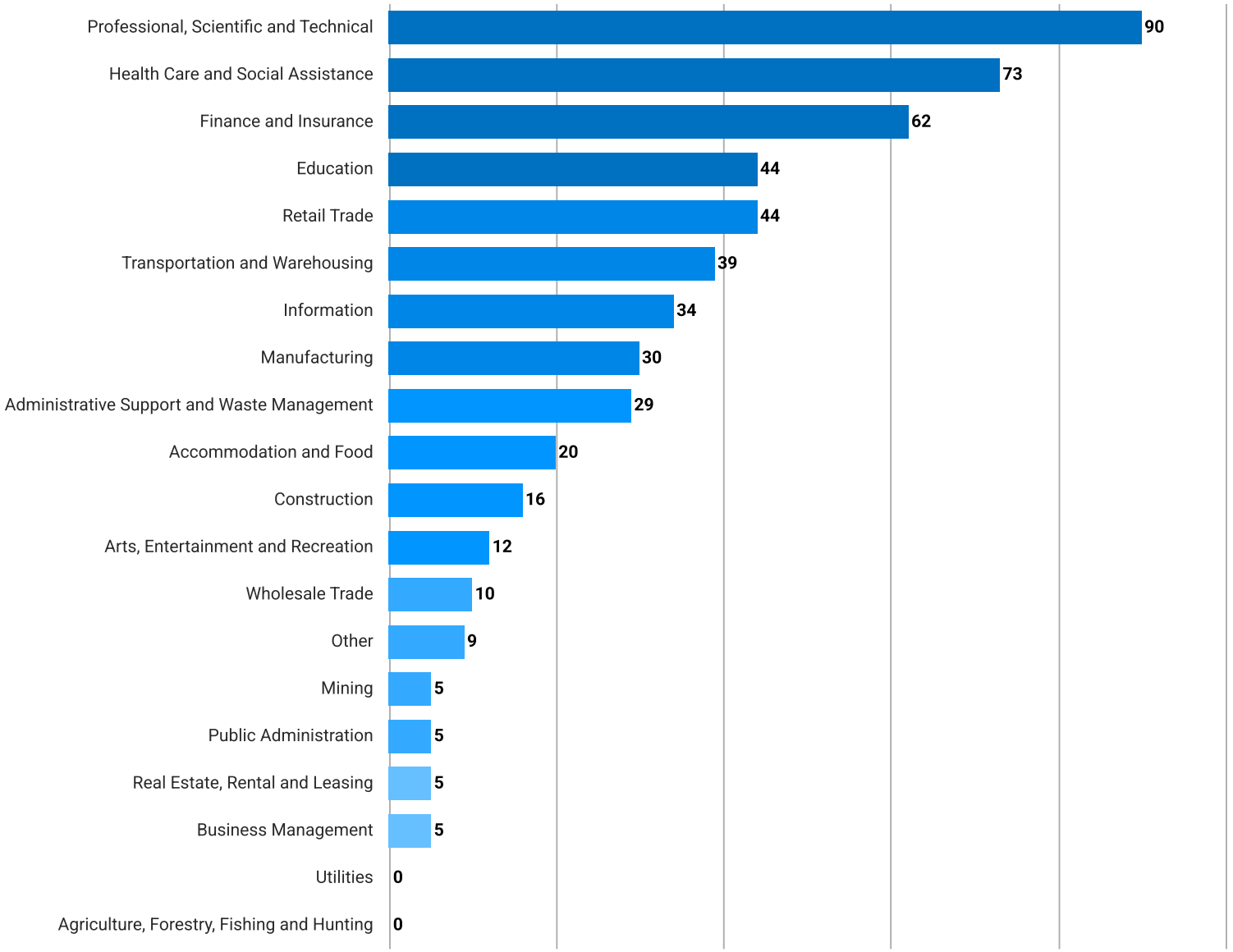
Hills of Kingswood in Frisco, TX

Occupational Categories in Hills of Kingswood

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Presidential Voting Pattern in Hills of Kingswood

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially

Democrat
33.4%

Republican
64.9%

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Hills of Kingswood in Frisco, TX

Economy

Economic Facts & Stats

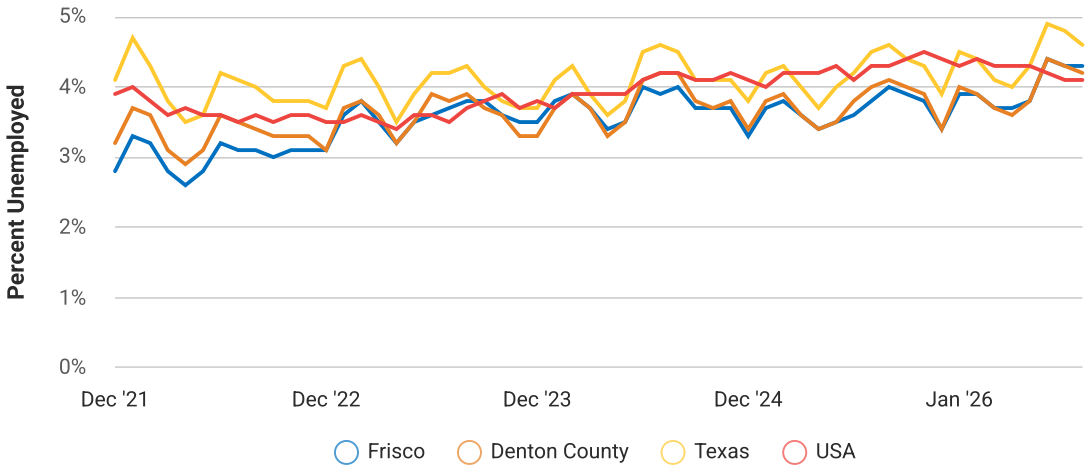
	Hills of...	Frisco	Denton County	Texas	USA
Income Per Capita	$77,131	$68,614	$54,690	$40,752	$44,673
Median Household Income	$150,824	$150,212	$111,498	$78,476	$80,734
Unemployment Rate	–	4.3%	4.2%	4.6%	4.1%
Number Unemployed	–	6K	26K	736K	7.03M
Number Employed	–	127K	587K	15.23M	162.75M
Number in Labor Force	–	132K	613K	15.97M	169.78M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



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Hills of Kingswood in Frisco, TX

Quality of Life

Quality of Life Facts & Stats

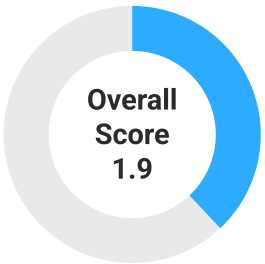
	Hills of...	Frisco	Denton County	Texas	USA
Elevation (in feet)	619	659	653	1,625	–
Annual Rainfall (in inches)	35.01	35.01	35.58	28.2	–
Annual Snowfall (in inches)	1.55	1.55	1.55	3.41	–
Days of Full Sun (per year)	128	128	128	127	–
Travel Time to Work (in minutes)	29	29	28	27	26
Water Quality (Health Violations)	–	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	2	–	–
Superfund Sites	–	–	–	78	2,466
Brownfield Sites	No	No	Yes	Yes	No

Walkability Score (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly



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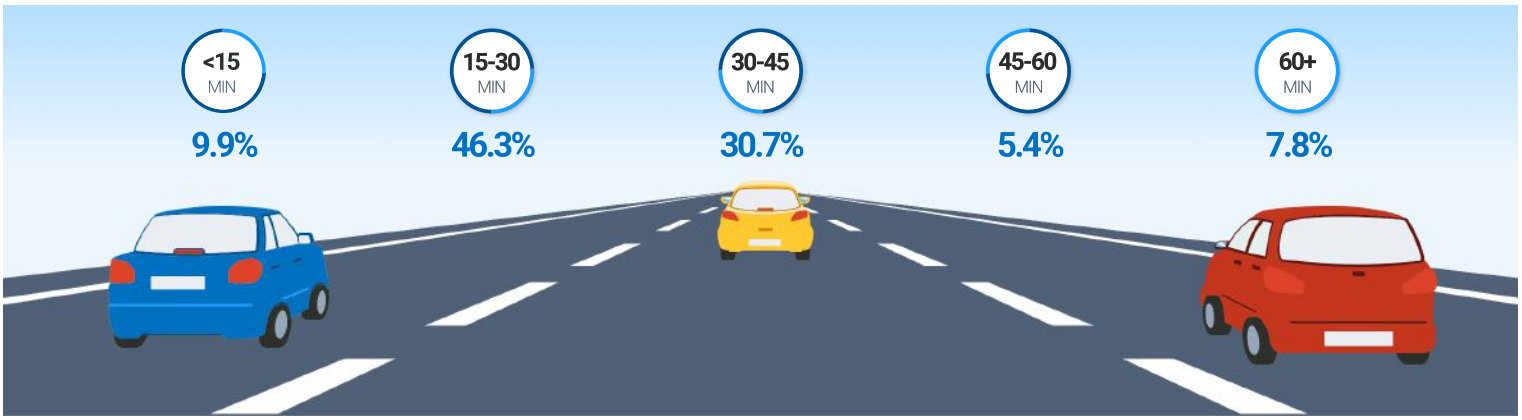
Hills of Kingswood in Frisco, TX

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

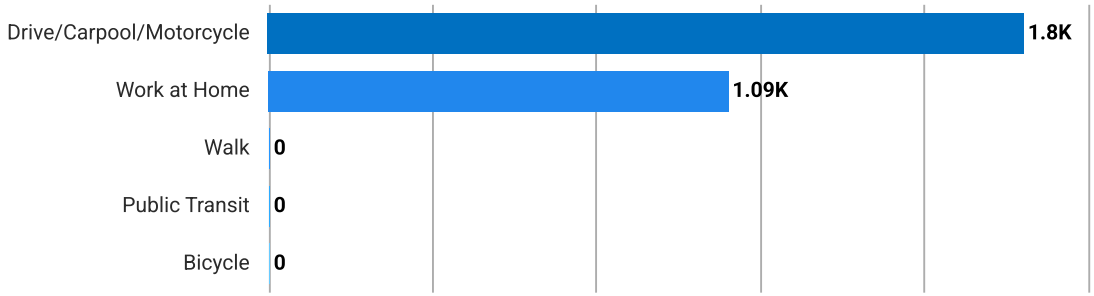


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually

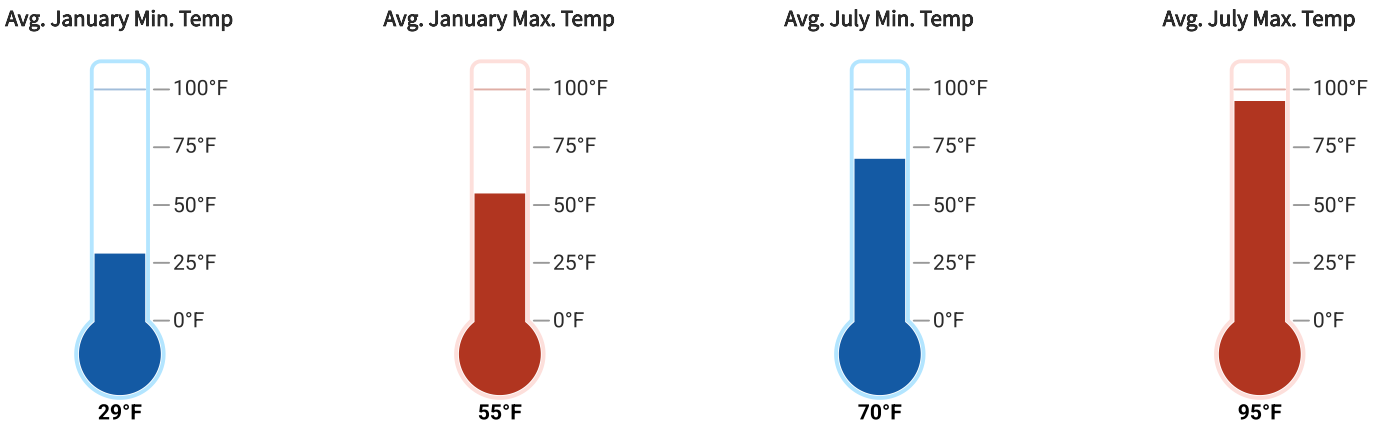


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Source: NOAA

Update Frequency: Annually



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Hills of Kingswood in Frisco, TX

Nearby Neighborhoods

Micro Neighborhoods near Hills of Kingswood in Frisco, TX

Lakeside at Lone Star Ranch in Frisco, TX

Median Estimate Home Value	$867,580
Number of Homes	112
Total Population	5,120

Fairwaters in Frisco, TX

Median Estimate Home Value	$933,120
Number of Homes	95
Total Population	1,708

Alaqua at Frisco in Frisco, TX

Median Estimate Home Value	–
Number of Homes	–
Total Population	5,120

Austin Ridge at Lone Star Ranch in Frisco, TX

Median Estimate Home Value	$736,800
Number of Homes	192
Total Population	5,120

The Preserve at Lone Star Ranch in Frisco, TX

Median Estimate Home Value	$812,080
Number of Homes	71
Total Population	5,120

Lebanon Ridge Apartments in Frisco, TX

Median Estimate Home Value	–
Number of Homes	–
Total Population	5,120

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- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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