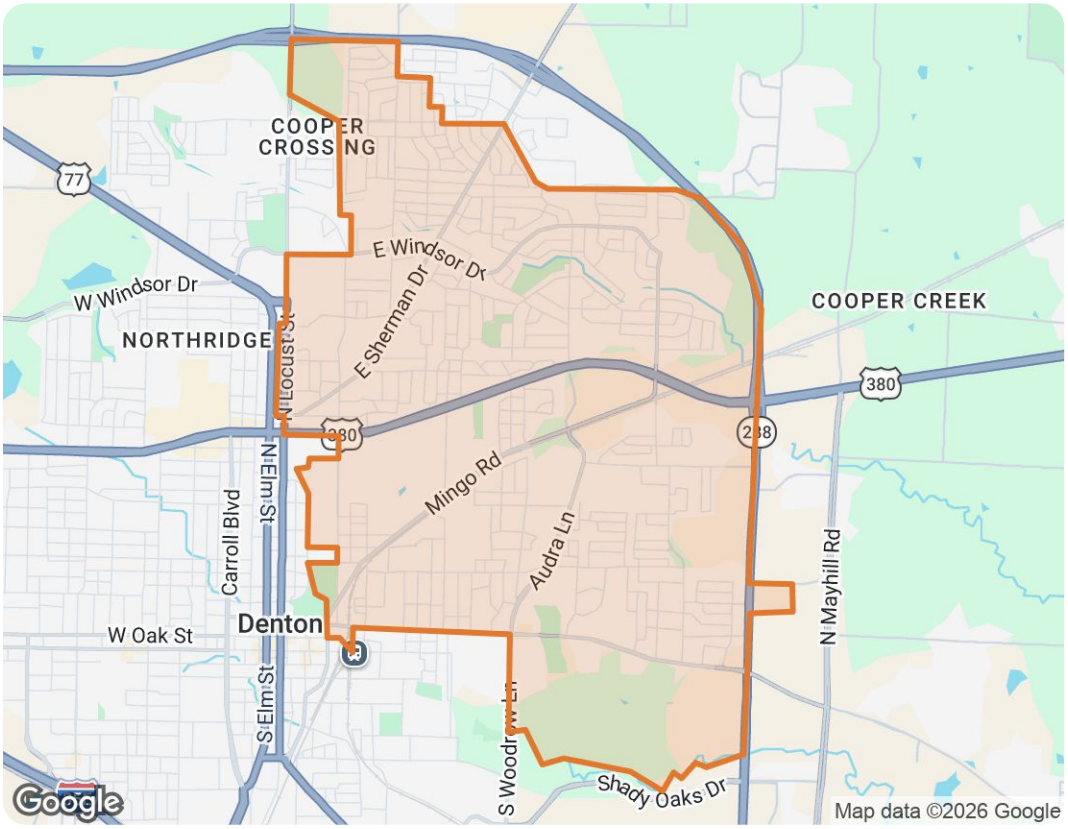
Denton, TX 76209





Brian St. Clair

Broker, Realtor, Manager | GRI, SRS

Texas Real Estate License #0529192

Mobile (817) 360-5555

(866) 368-7562

brianstclair@gmail.com

www.brianstclair.com

6th Ave Homes

908 Bryan Ave

Fort Worth, TX 76104

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Denton, TX 76209

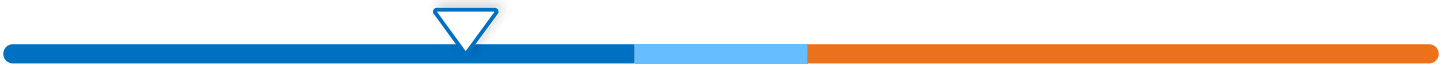
Market Trends

Market Trends for Denton, TX 76209

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
3.86	95.9%	34	$245,000
↑ 9.66% MoM	↓ 0.64% MoM	↑ 21.43% MoM	↓ 19.67% MoM

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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Denton, TX 76209

October 2026 Median Estimated Property Value

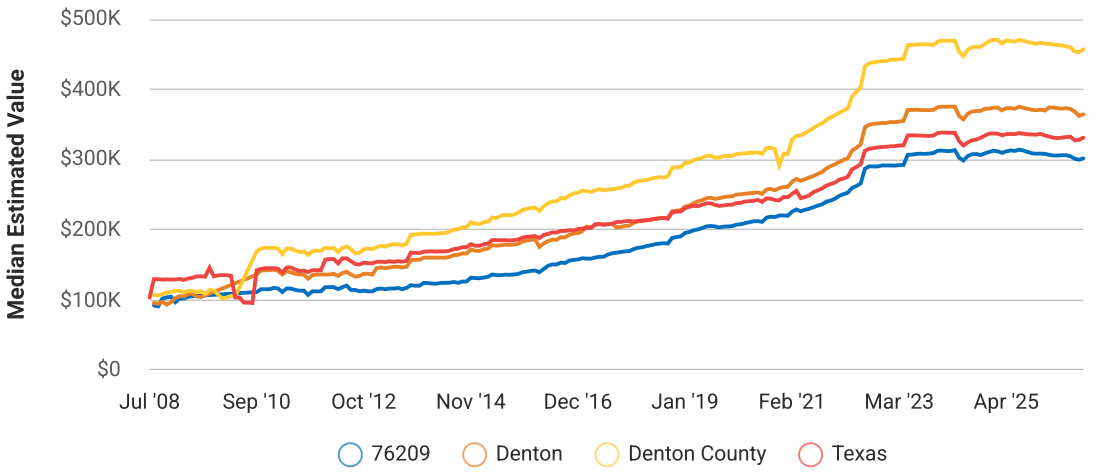
Single Family + Condo/Townhouse/Apt.

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
$301,480	+0.6%	-2.3%



October 2026 Active Listings

Denton, TX 76209

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $299,000

0.2% Month over Month



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Denton, TX 76209

October 2026 Sold Listings

Denton, TX 76209

Single Family + Condo/Townhouse/Apt.

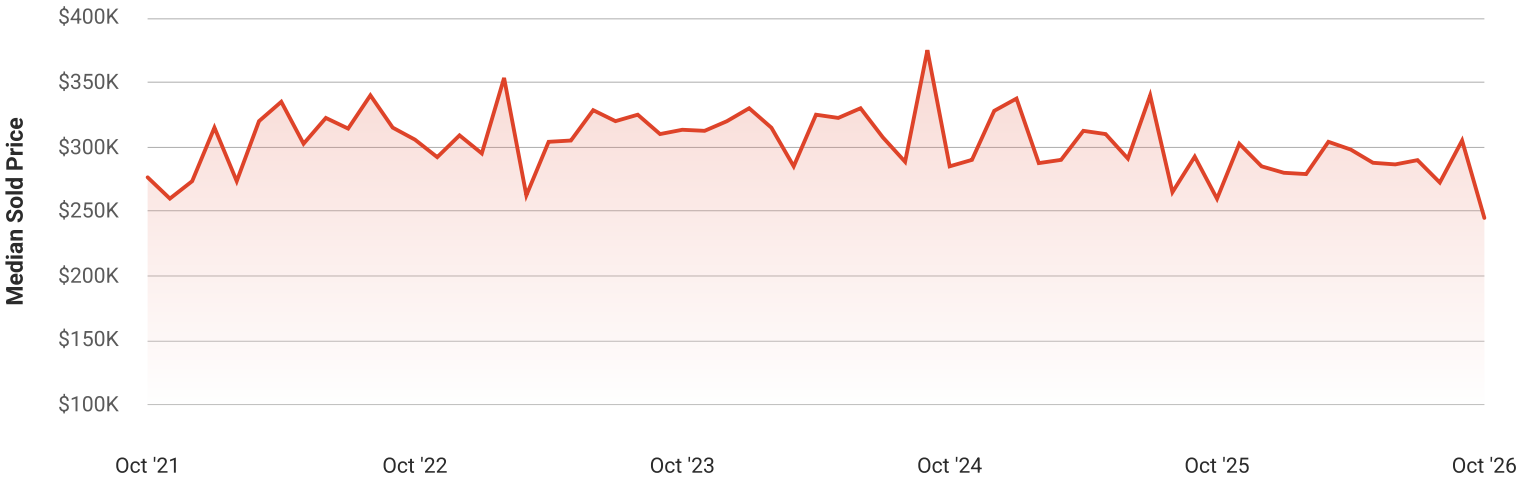
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $245,000

19.7% Month over Month



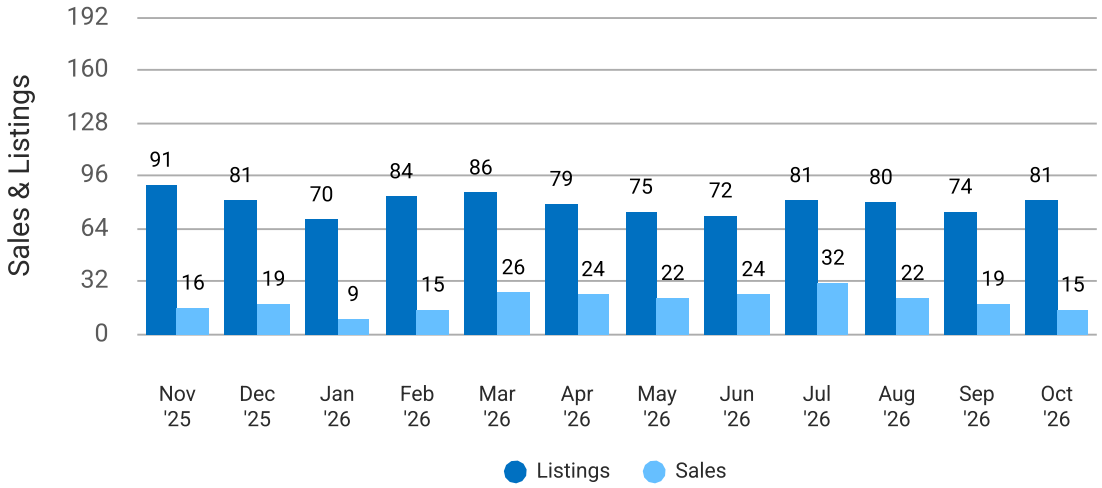
Total Sales and Active Listings in Denton, TX 76209

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Denton, TX 76209

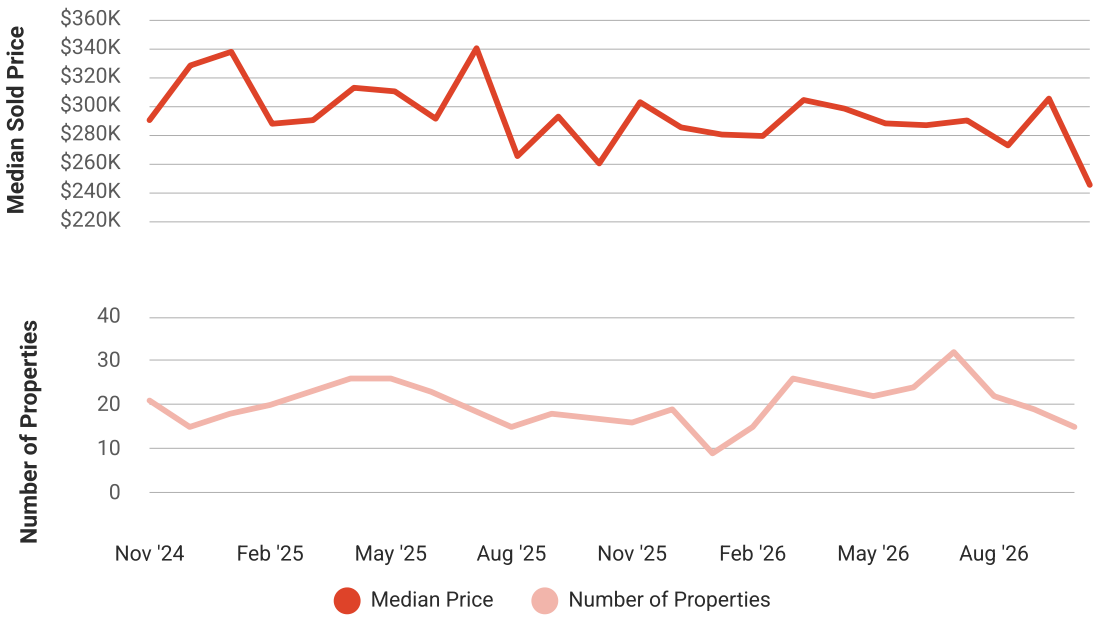
Median Sold Price vs Sold Listings in Denton, TX 76209

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



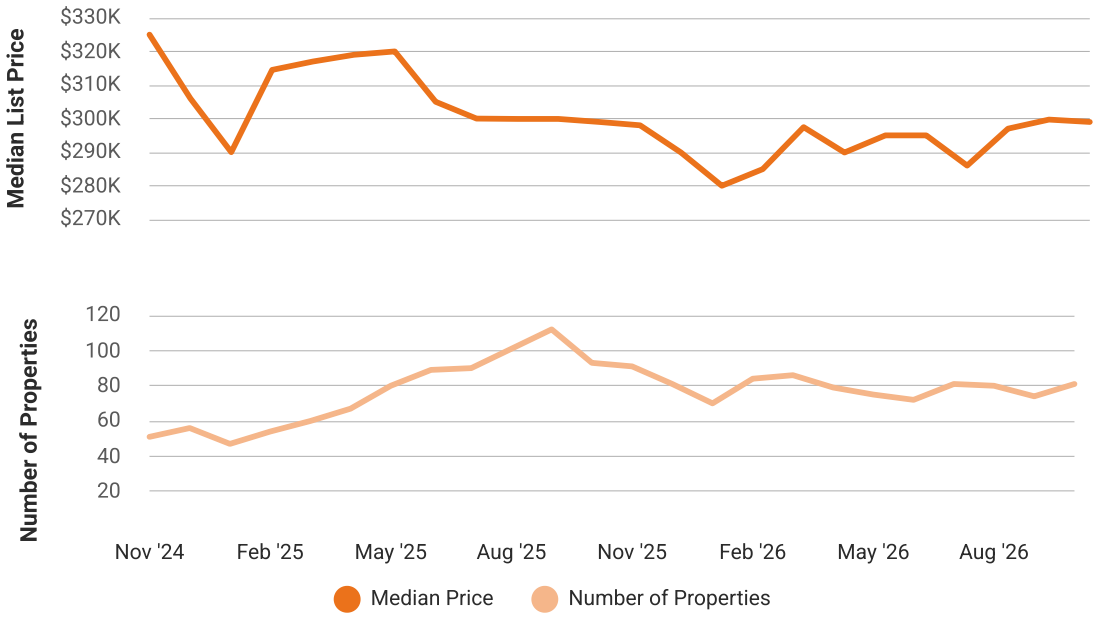
Median List Price vs Active Listings in Denton, TX 76209

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Denton, TX 76209

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$301,480	$299,580 +0.63%	$304,440 -0.97%	$308,680 -2.33%	$306,250 -1.56%	$308,360 -2.23%
Median Sold Price Last Updated: 10/31/2026	$245,000	$305,000 -19.67%	$289,800 -15.46%	$259,900 -5.73%	$285,000 -14.04%	$313,325 -21.81%
Median List Price Last Updated: 10/31/2026	$299,000	$299,700 -0.23%	$286,000 +4.55%	$299,000 0%	$325,000 -8%	$315,000 -5.08%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

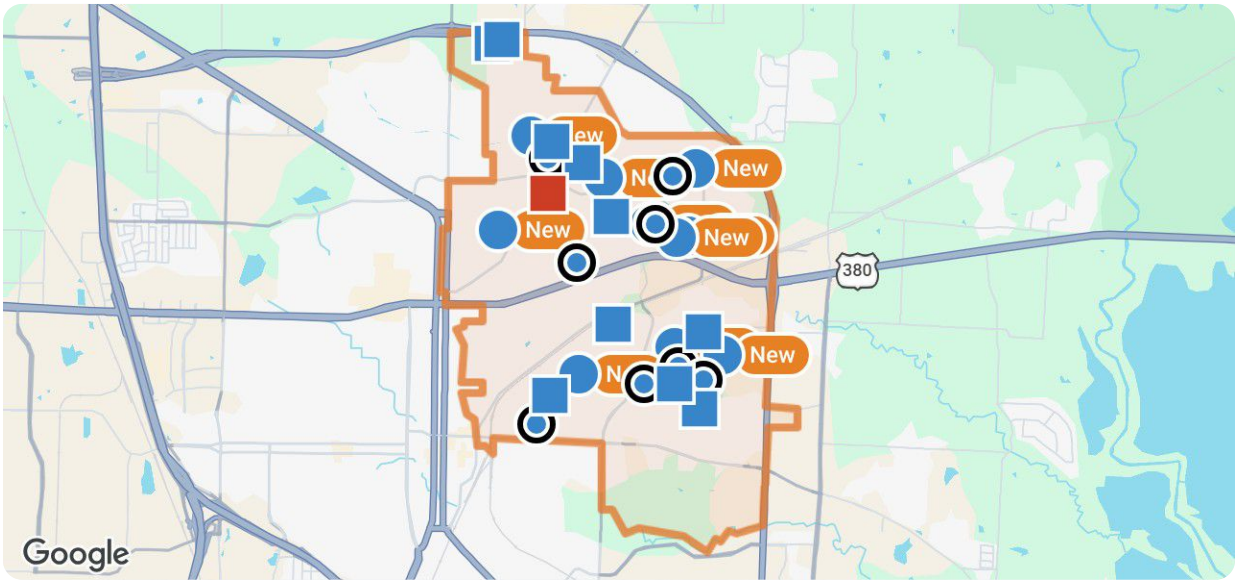
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Denton, TX 76209

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	7	10	1
Lowest Listing Price / Est.Value	$199,900	$199,900	$144,000	$255,000
Median Listing Price / Est.Value	$319,500	$277,900	$245,750	$255,000
Highest Listing Price / Est.Value	$365,000	$435,000	$345,000	$255,000
Average Price / sqft	$193	$204	$164	$118
Median Price / sqft	$188	$204	$160	$118
Average Days in RPR	8	31	64	–
Median Days in RPR	7	20	31	–
Total Volume	$3,018,700	$1,956,700	$1,483,000	$255,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

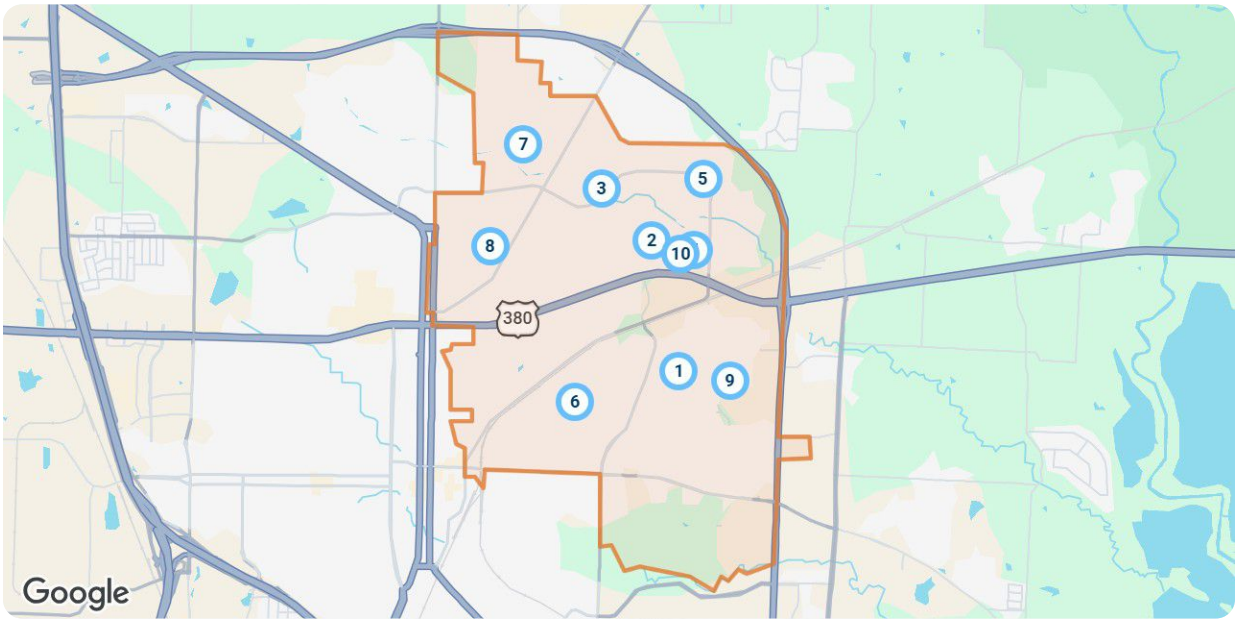
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Denton, TX 76209

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **2529 Quail Ridge Dr** **Denton, TX 76209** MLS ID: 21437234 Active / For Sale *Listing Courtesy of Keller Williams Realty*	Single Family	3/2	1,347	8,886 sqft	1983	11/16/2026 2 days	$285,000 $212/sq ft
2  **304 Mack Dr** **Denton, TX 76209** MLS ID: 21436218 Active / For Sale *Listing Courtesy of Keller Williams Prosper Celina*	Single Family	4/2	1,323	9,104 sqft	1986	11/13/2026 5 days	$299,900 $227/sq ft
3  **1316 Shady Hill Ln** **Denton, TX 76209** MLS ID: 21434598 Active / For Sale *Listing Courtesy of 221 Realty Advisors*	Single Family	4/2	1,567	6,969 sqft	2022	11/12/2026 6 days	$330,000 $211/sq ft
4  **1806 Shawnee St** **Denton, TX 76209** MLS ID: 21421522 Active / For Sale *Listing Courtesy of Orchard Brokerage*	Single Family	3/2	1,254	7,797 sqft	1985	11/12/2026 6 days	$210,000 $167/sq ft
5  **2110 Foxcroft Cir** **Denton, TX 76209** MLS ID: 21430203 Active / For Sale *Listing Courtesy of CENTURY 21 Judge Fite Co.*	Single Family	3/2	1,833	0.33 acres	1959	11/11/2026 7 days	$340,000 $185/sq ft

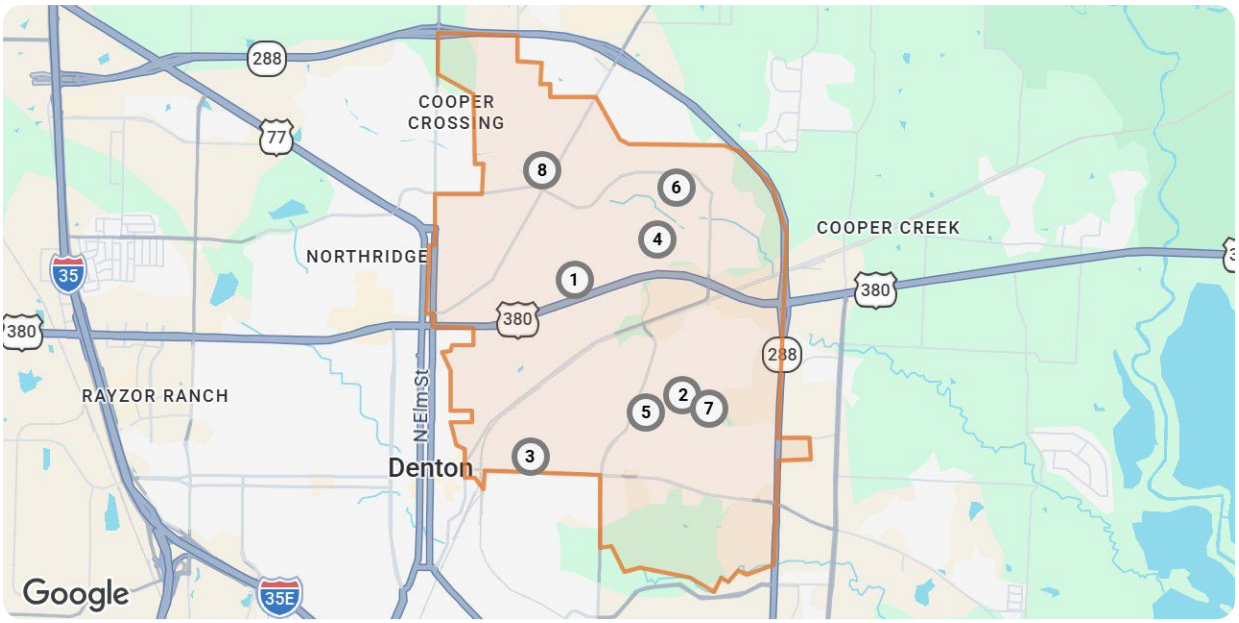
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Denton, TX 76209

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **1401 E Windsor Dr** **Denton, TX 76209** MLS ID: 21413079 Active / For Sale *Listing Courtesy of Real Broker, LLC*	Single Family	4/3	2,118	0.33 acres	1975	11/11/2026 7 days	$365,000 $172/sq ft
7  **2409 Chebi Ln** **Denton, TX 76209** MLS ID: 21433327 Active / For Sale *Listing Courtesy of CENTURY 21 Judge Fite Co.*	Single Family	3/3	1,721	4,051 sqft	2017	11/10/2026 8 days	$319,000 $185/sq ft
8  **2425 E Windsor Dr** **Denton, TX 76209** MLS ID: 21431234 Active / For Sale *Listing Courtesy of Ready Real Estate LLC*	Single Family	3/2	1,840	0.28 acres	1986	11/7/2026 11 days	$349,900 $190/sq ft
9  **1408 Oaktree Dr** **Denton, TX 76209** MLS ID: 21427704 Active / For Sale *Listing Courtesy of EXP REALTY*	Single Family	4/2	1,749	6,011 sqft	2019	11/6/2026 12 days	$320,000 $183/sq ft
10  **817 Laguna Dr** **Denton, TX 76209** MLS ID: 21428384 Active / For Sale *Listing Courtesy of EBS Realty*	Single Family	4/2	998	7,405 sqft	1960	11/4/2026 14 days	$199,900 $200/sq ft

Pending

Source: Listings



Legend

Pending

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Denton, TX 76209

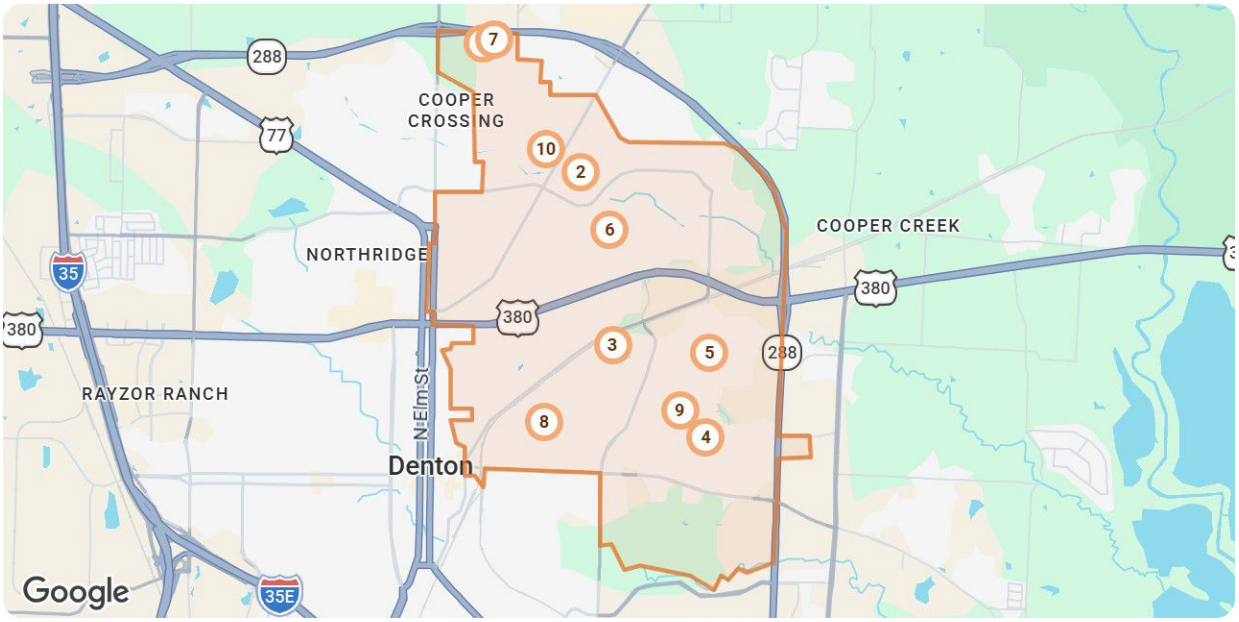
	Pending: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **717 Shady Elm St** **Denton, TX 76209** MLS ID: 21399733 Pending / For Sale *Listing Courtesy of Keller Williams Realty Lone St*	Single Family	4/3	–	2,073 sqft 2026	9/30/2026	$277,900 –/sq ft	11/15/2026 46 days
2	 **1403 Greenwood Dr** **Denton, TX 76209** MLS ID: 21374013 Pending / For Sale *Listing Courtesy of RE/MAX DFW Associates*	Single Family	3/2	1,510	0.39 acres 1955	9/8/2026	$435,000 $288/sq ft	11/2/2026 55 days
3	 **2604 Oak Park Dr** **Denton, TX 76209** MLS ID: 21420333 Pending / For Sale *Listing Courtesy of RE/MAX Trinity*	Single Family	3/2	1,485	– 1993	10/25/2026	$239,000 $161/sq ft	10/31/2026 6 days
4	 **419 N Crawford St** **Denton, TX 76209** MLS ID: 21365002 Pending / For Sale *Listing Courtesy of Keller Williams Realty Allen*	Single Family	2/2	944	7,492 sqft 1935	8/21/2026	$199,900 $212/sq ft	10/29/2026 69 days
5	 **1010 Bull Run** **Denton, TX 76209** MLS ID: 21413335 Pending / For Sale *Listing Courtesy of Southern Hills Realty*	Single Family	3/2	1,114	3,833 sqft 1986	10/16/2026	$220,000 $197/sq ft	10/21/2026 5 days
6	 **3212 Dunes St** **Denton, TX 76209** MLS ID: 21400635 Pending / For Sale *Listing Courtesy of Coldwell Banker Realty Frisco*	Single Family	3/2	1,954	9,496 sqft 1982	9/30/2026	$299,900 $153/sq ft	10/20/2026 20 days
7	 **2908 Christopher Dr** **Denton, TX 76209** MLS ID: 21392988 Pending / For Sale *Listing Courtesy of Keller Williams Realty*	Single Family	3/2	1,359	6,499 sqft 1987	9/24/2026	$285,000 $210/sq ft	10/11/2026 17 days

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Denton, TX 76209

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **2117 Foxcroft Cir** **Denton, TX 76209** MLS ID: 21278238 Closed / For Sale *Courtesy of EBS Realty*	Single Family	4/2	2,201	9,147 sqft 1965	11/17/2026 180 days	$292,500 $133/sq ft	↓ 0.85%
2  **1005 Monterey Dr** **Denton, TX 76209** MLS ID: 21327166 Closed / For Sale *Courtesy of Top 10 Realty*	Single Family	3/1	978	8,015 sqft 1965	11/17/2026 130 days	$144,000 $147/sq ft	↓ 4%
3  **519 Fox Creek Ct** **Denton, TX 76209** MLS ID: 21401662 Closed / For Sale *Courtesy of The Ashton Agency*	Single Family	3/3	2,237	0.36 acres 1987	11/16/2026 45 days	$345,000 $154/sq ft	↓ 1.43%
4  **505 Jupiter Dr** **Denton, TX 76209** MLS ID: 21403942 Closed / For Sale *Courtesy of The Michael Group Real Estate*	Single Family	3/2	1,068	8,407 sqft 1965	11/6/2026 5 days	$231,500 $217/sq ft	↑ 0.87%
5  **3208 Avon Dr** **Denton, TX 76209** MLS ID: 21398809 Closed / For Sale *Courtesy of JIMMY BROWN, REALTORS*	Single Family	2/2	1,267	8,799 sqft 1958	11/5/2026 17 days	$210,000 $166/sq ft	↓ 6.67%

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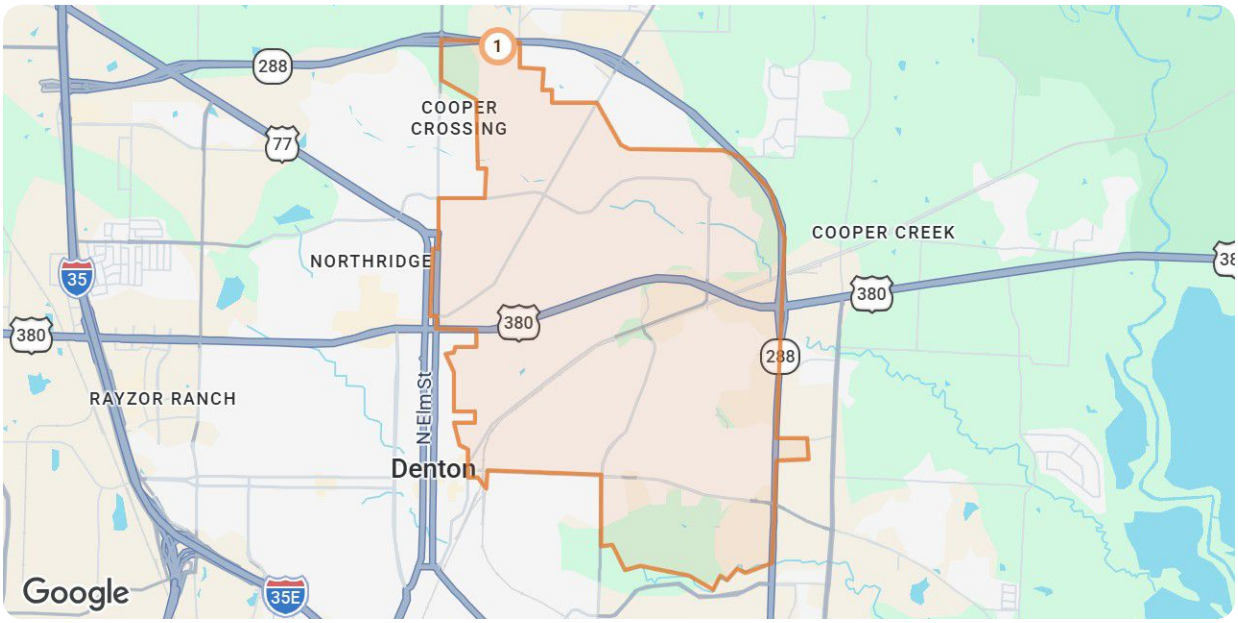
Denton, TX 76209

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **709 Linwood Dr** **Denton, TX 76209** Closed / Public Record	Single Family	3/2	1,664	0.29 acres 1971	11/5/2026 – days	– $191/sq ft	–
7  **1417 Copper Ridge St** **Denton, TX 76209** Closed / Public Record	Single Family	3/2	1,669	6,547 sqft 1985	11/4/2026 – days	– $182/sq ft	–
8  **2505 Hillview Ct** **Denton, TX 76209** Closed / Public Record	Single Family	4/2	1,976	0.35 acres 1993	11/4/2026 – days	– $203/sq ft	–
9  **708 Kings Row** **Denton, TX 76209** Closed / Public Record	Single Family	3/2	2,594	9,596 sqft 1968	11/4/2026 – days	– $139/sq ft	–
10  **1818 Tyler St** **Denton, TX 76209** MLS ID: 21394924 Closed / For Sale	Single Family	3/2	1,541	0.43 acres 1940	11/3/2026 4 days	$260,000 $169/sq ft	–

Courtesy of Keller Williams Realty DPR

Distressed

Source: Public Records and Listings



Legend

Closed

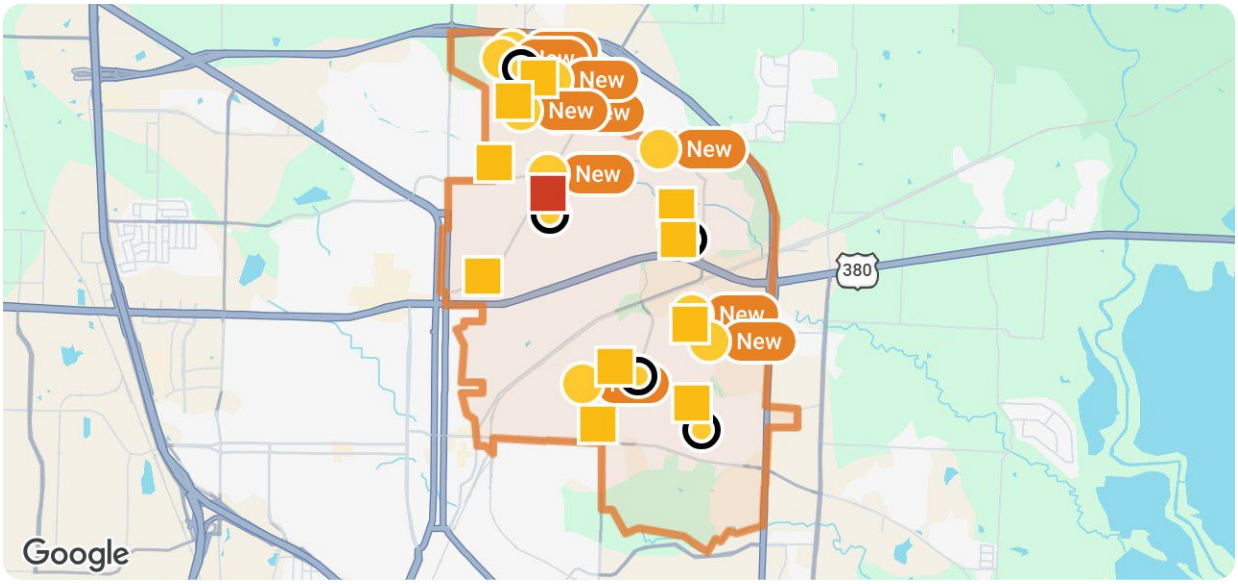
Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **2815 Wilsonwood Dr** **Denton, TX 76209** Closed / Public Record	Single Family	3/2	2,166	0.42 acres 1956	– – days	– $161/sq ft	9/25/2026 Sold Date: 9/4/2026

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Denton, TX 76209

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	10	5	10	1
Lowest Listing Price / Est.Value	$1,650	$1,750	$1,200	$255,000
Median Listing Price / Est.Value	$1,813	$2,000	$1,875	$255,000
Highest Listing Price / Est.Value	$2,495	$2,795	$2,250	$255,000
Average Price / sqft	$1	$2	$1	$118
Median Price / sqft	$2	$1	$1	$118
Average Days in RPR	13	101	67	–
Median Days in RPR	14	114	54	–
Total Volume	$19,050	$10,605	$18,560	$255,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

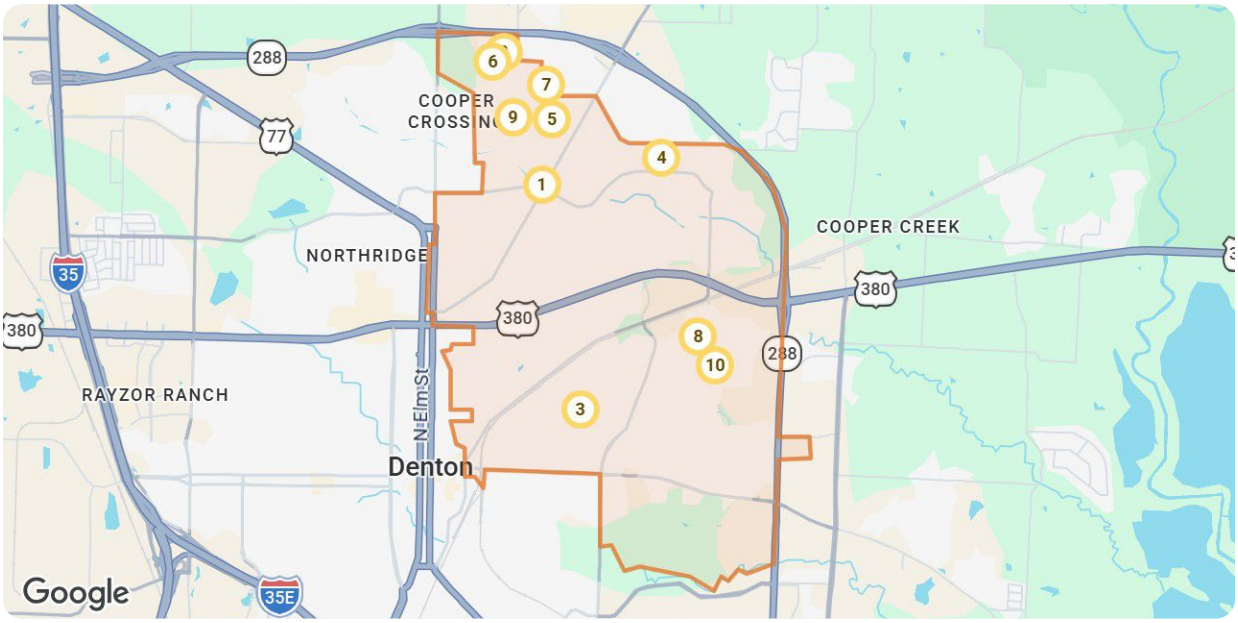
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Denton, TX 76209

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **809 Audra Ln** **Denton, TX 76209** MLS ID: 21437663 Active / For Lease *Courtesy of Josh White Properties*	Single Family	3/1	1,088	7,013 sqft	1984	11/16/2026 2 days	$1,925 mo. $2/sq ft
2  **917 Sierra Dr** **Denton, TX 76209** MLS ID: 21435250 Active / For Lease *Courtesy of Post Oak Realty, LLC*	Single Family	3/1	910	8,102 sqft	1965	11/16/2026 2 days	$1,650 mo. $2/sq ft
3  **2952 Stockton St** **Denton, TX 76209** MLS ID: 21437268 Active / For Lease *Courtesy of Progress Residential Property Management*	Single Family	3/2	1,654	6,011 sqft	2010	11/16/2026 2 days	$2,010 mo. $1/sq ft
4  **1401 E Sherman Dr, #ADU** **Denton, TX 76209** MLS ID: 21431051 Active / For Lease *Courtesy of Star Realty*	Single Family	2/2	–	4,356 sqft	2023	11/7/2026 11 days	$1,700 mo. –/sq ft
5  **629 Apollo Dr** **Denton, TX 76209** MLS ID: 21428082 Active / For Lease *Courtesy of Texas Premier Realty*	Single Family	3/2	1,016	6,490 sqft	1965	11/4/2026 14 days	$1,700 mo. $2/sq ft

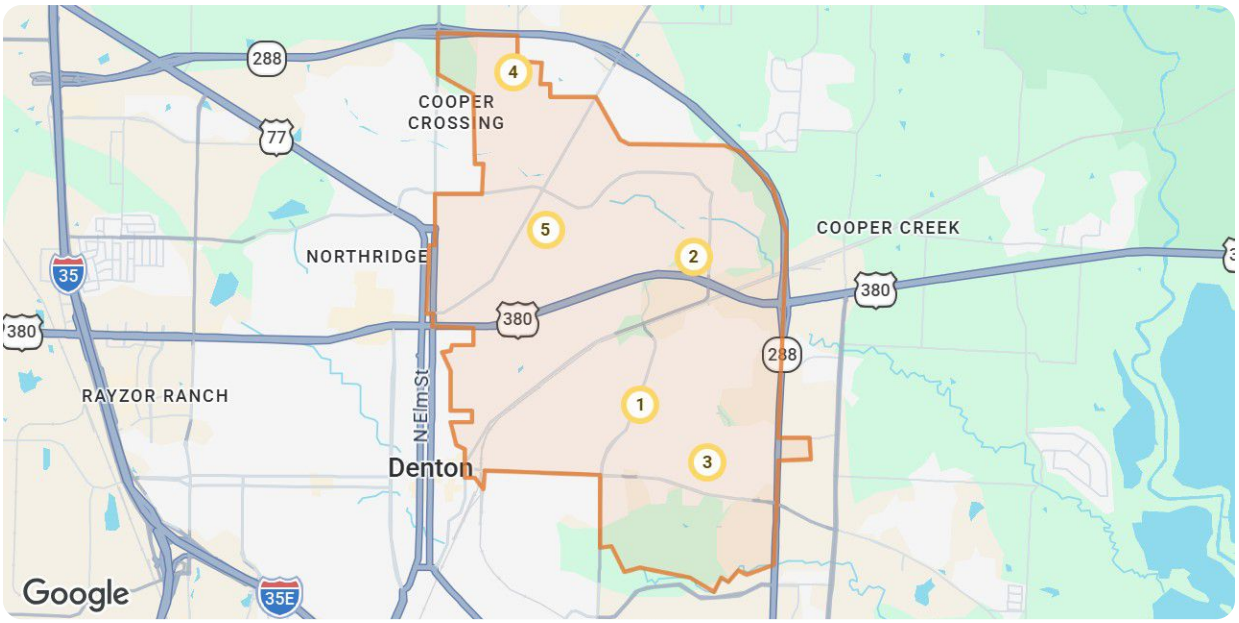
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Denton, TX 76209

	New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6	 **1509 Paco Trl** **Denton, TX 76209** MLS ID: 21428672 Active / For Lease *Courtesy of Carrico and Associates Realtors*	Single Family	3/2	1,095	4,094 sqft	2001	11/4/2026 14 days	$1,700 mo. $2/sq ft
7	 **3505 Dunes St** **Denton, TX 76209** MLS ID: 21423720 Active / For Lease *Courtesy of CENTURY 21 JUDGE FITE MANAGEMENT*	Single Family	4/2	1,845	0.62 acres	1978	10/29/2026 20 days	$2,495 mo. $1/sq ft
8	 **105 Sheraton Pl** **Denton, TX 76209** MLS ID: 21424041 Active / For Lease *Courtesy of Leap Property Management*	Single Family	4/3	1,966	9,670 sqft	1970	10/29/2026 20 days	$2,195 mo. $1/sq ft
9	 **521 Pershing Dr** **Denton, TX 76209** MLS ID: 21423276 Active / For Lease *Courtesy of Ebby Halliday, REALTORS*	Single Family	3/1	986	5,749 sqft	1965	10/28/2026 21 days	$1,700 mo. $2/sq ft
10	 **3912 Huntington Dr** **Denton, TX 76209** MLS ID: 21419507 Active / For Lease *Courtesy of Homeward Property Management*	Condo/Townhouse/Apt.	4/2	1,712	9,583 sqft	2020	10/27/2026 22 days	$1,975 mo. $1/sq ft

Pending

Source: Listings



Legend

Active For Lease

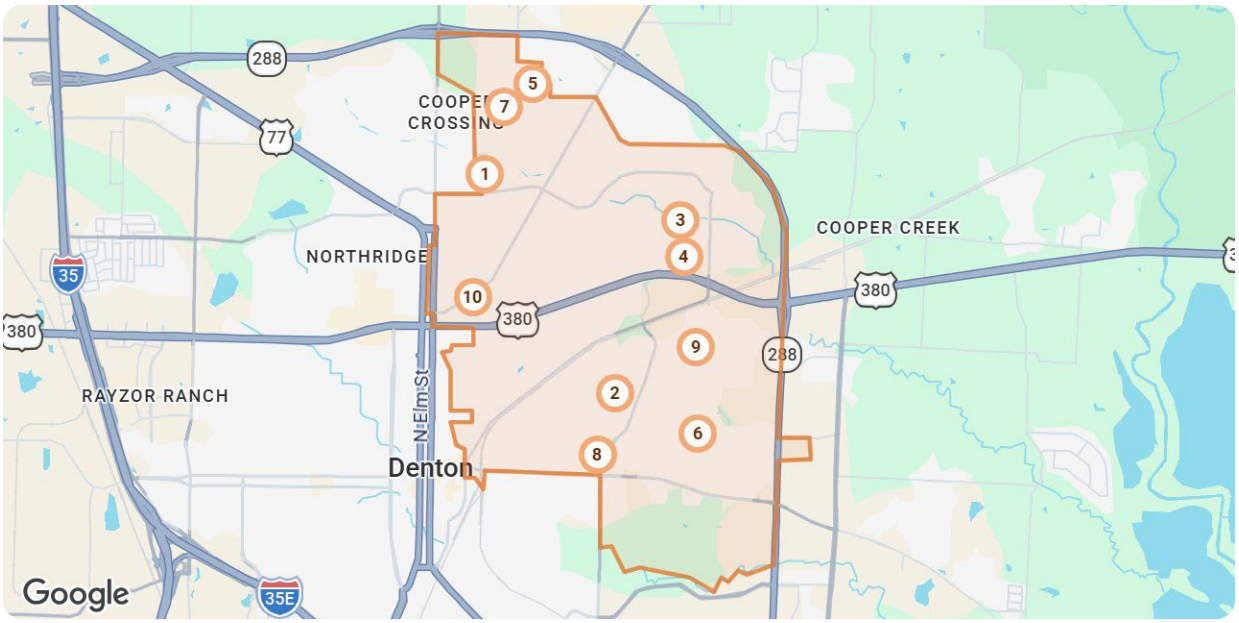
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Denton, TX 76209

	Pending: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **2708 Vine Ct** **Denton, TX 76209** MLS ID: 21338511 Pending / For Lease *Courtesy of Keller Williams Realty*	Condo/Townhouse/Apt.	3/4	1,858	2,439 sqft 2018	7/22/2026	$2,000 mo. $1/sq ft	11/15/2026 116 days
2	 **1913 Mack Pl** **Denton, TX 76209** MLS ID: 21332476 Pending / For Lease *Courtesy of Denton County Property Managem*	Single Family	4/3	1,037	4,268 sqft 1986	7/20/2026	$1,795 mo. $2/sq ft	11/11/2026 114 days
3	 **2704 Liam Dr** **Denton, TX 76209** MLS ID: 21410607 Pending / For Lease *Courtesy of Progress Residential Property Management*	Single Family	4/3	1,965	4,268 sqft 2018	10/13/2026	$2,265 mo. $1/sq ft	11/9/2026 27 days
4	 **712 Juno Ln** **Denton, TX 76209** MLS ID: 21247224 Pending / For Lease *Courtesy of Carrico and Associates Realtors*	Single Family	2/1	630	7,056 sqft 1965	4/22/2026	$1,750 mo. $3/sq ft	11/3/2026 195 days
5	 **2710 Crestwood Pl** **Denton, TX 76209** MLS ID: 21371458 Pending / For Lease *Courtesy of CUDD REALTY*	Single Family	4/3	2,029	0.48 acres 1960	8/28/2026	$2,795 mo. $1/sq ft	10/19/2026 52 days

Closed

Source: Public Records and Listings



Legend

Closed

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Denton, TX 76209

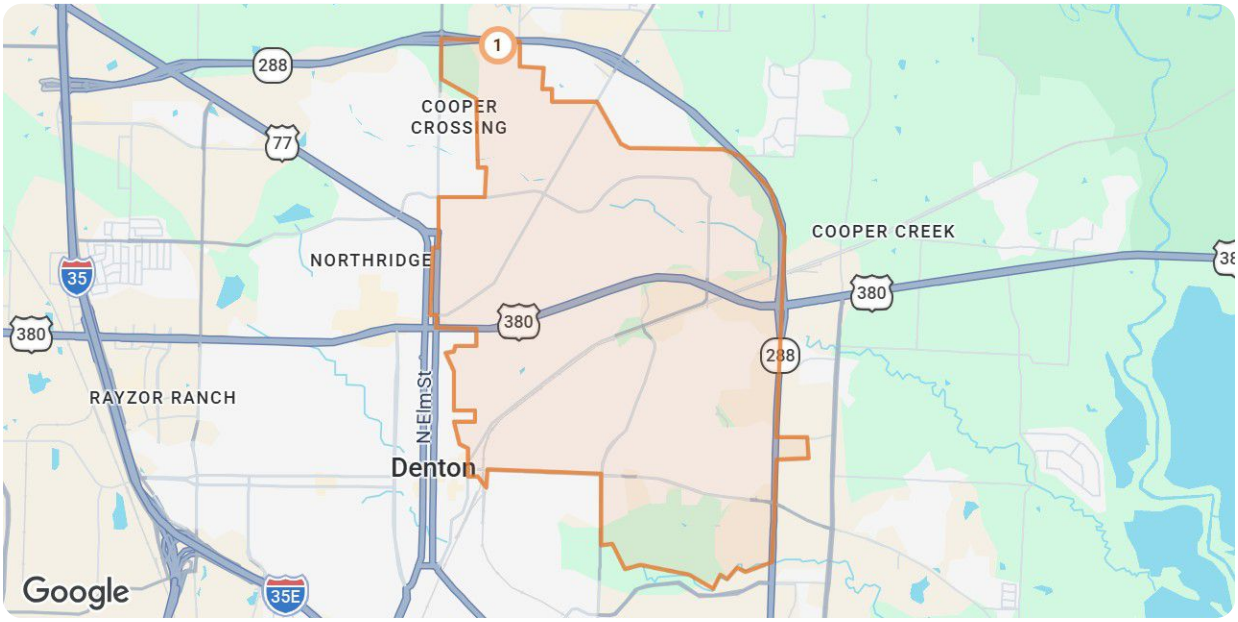
Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **3065 Olympia Dr** **Denton, TX 76209** MLS ID: 21334425 Closed / For Lease *Courtesy of Carrico and Associates Realtors*	Condo/Townhouse/Apt.	2/2	4,095	9,757 sqft 1984	11/9/2026 109 days	– –/sq ft	–
2  **1114 Mulkey Ln** **Denton, TX 76209** MLS ID: 21368664 Closed / For Lease *Courtesy of Keller Williams NO. Collin Cty*	Single Family	3/2	1,265	3,049 sqft 2006	11/2/2026 52 days	– $1/sq ft	–
3  **2220 Burning Tree Ln** **Denton, TX 76209** MLS ID: 21389252 Closed / For Lease *Courtesy of Kindle Realty*	Single Family	4/2	1,654	0.35 acres 2012	10/30/2026 43 days	– $1/sq ft	–
4  **2305 Paxton Way** **Denton, TX 76209** MLS ID: 21377916 Closed / For Lease *Courtesy of On Q Texas LLC*	Single Family	3/3	1,721	3,833 sqft 2018	10/29/2026 56 days	– $1/sq ft	–
5  **3825 Sheraton Rd** **Denton, TX 76209** MLS ID: 21382383 Closed / For Lease *Courtesy of Homeward Property Management*	Single Family	4/3	1,738	5,662 sqft 2018	10/29/2026 29 days	– $1/sq ft	–
6  **404 Pace Dr** **Denton, TX 76209** MLS ID: 21344810 Closed / For Lease *Courtesy of Denton County Property Managem*	Single Family	3/2	1,156	7,187 sqft 1985	10/28/2026 91 days	– $1/sq ft	–
7  **3604 Valley View Rd** **Denton, TX 76209** MLS ID: 21257762 Closed / For Lease *Courtesy of Star Realty*	Single Family	4/2	1,117	9,365 sqft 1968	10/28/2026 180 days	– $2/sq ft	–
8  **514 Campbell Ln** **Denton, TX 76209** MLS ID: 21394136 Closed / For Lease *Courtesy of Moving Texas Realty*	Single Family	3/2	1,480	9,496 sqft 1960	10/27/2026 27 days	– $1/sq ft	–
9  **1201 Telese Ct** **Denton, TX 76209** MLS ID: 21323577 Closed / For Lease *Courtesy of House Brokerage*	Single Family	3/2	1,742	6,838 sqft 2006	10/26/2026 71 days	– $1/sq ft	–
10  **2023 N Bell Ave** **Denton, TX 76209** MLS ID: 21409279 Closed / For Lease *Courtesy of Worth Clark Realty*	Single Family	3/2	1,077	8,128 sqft 1969	10/23/2026 11 days	– $2/sq ft	–

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Distressed

Source: Public Records and Listings



Legend

Closed

Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **2815 Wilsonwood Dr** **Denton, TX 76209** Closed / Public Record	Single Family	3/2	2,166	0.42 acres 1956	– – days	– $161/sq ft	9/25/2026 Sold Date: 9/4/2026

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