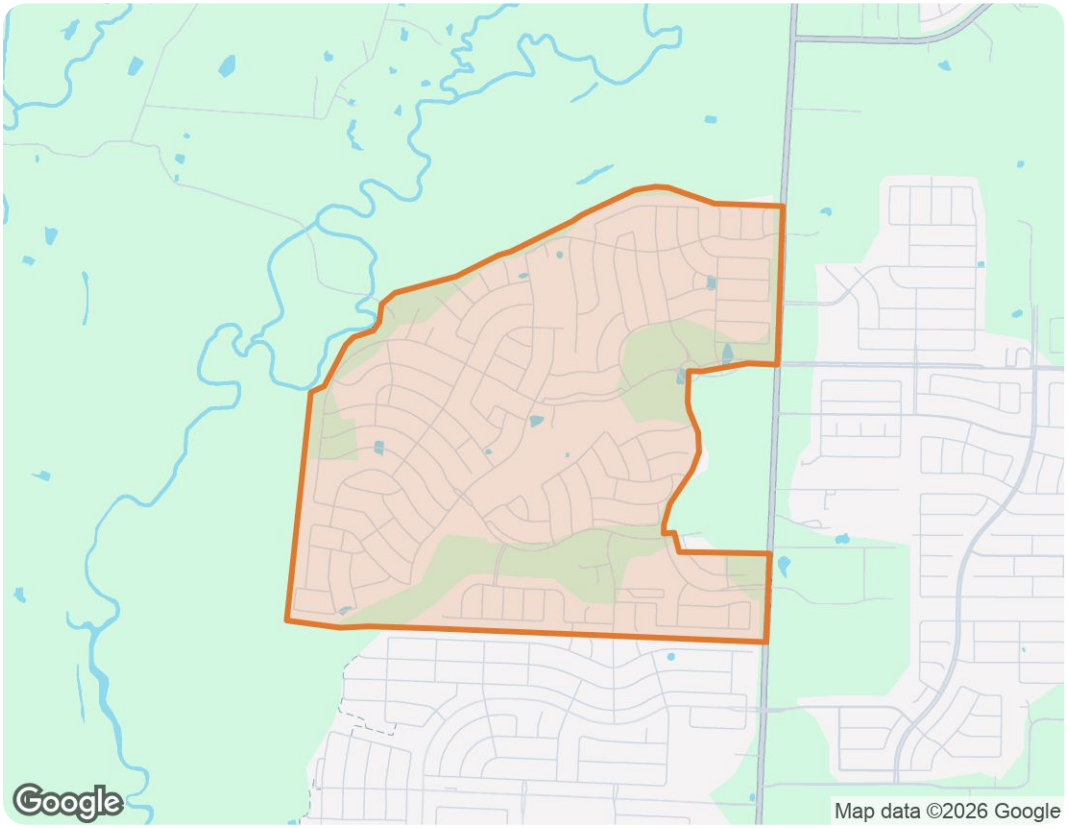
Sandbrock Ranch in Denton County, TX



Ray & Barbara Martin

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HomeSmart Stars

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Sandbrock Ranch in Denton County, TX

HOMESMART STARS

Housing

Housing Facts & Stats

	Sandbrock Ranch	Denton County	Texas	USA
Median Estimated Home Value	$495K	$453K	$328K	$372K
Est. Home Value 12-Mo. Change	-4.3%	-3.1%	-2.3%	+0.1%
Median List Price	$490K	$470K	$355K	–
List Price 1-Month Change	+0.2%	+0%	+0%	–
List Price 12-Month Change	0%	-0.6%	-0.3%	–
Median Home Age	4	22	34	44
Own	91%	65%	63%	65%
Rent	9%	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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Sandbrock Ranch in Denton County, TX

Market Trends for Sandbrock Ranch in Denton County, 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
5.93	96.6%	98	$530,000
↓ 7.34% MoM	↓ 0.26% MoM	↑ 27.27% MoM	↑ 23.26% MoM

October 2026 Median Estimated Property Value

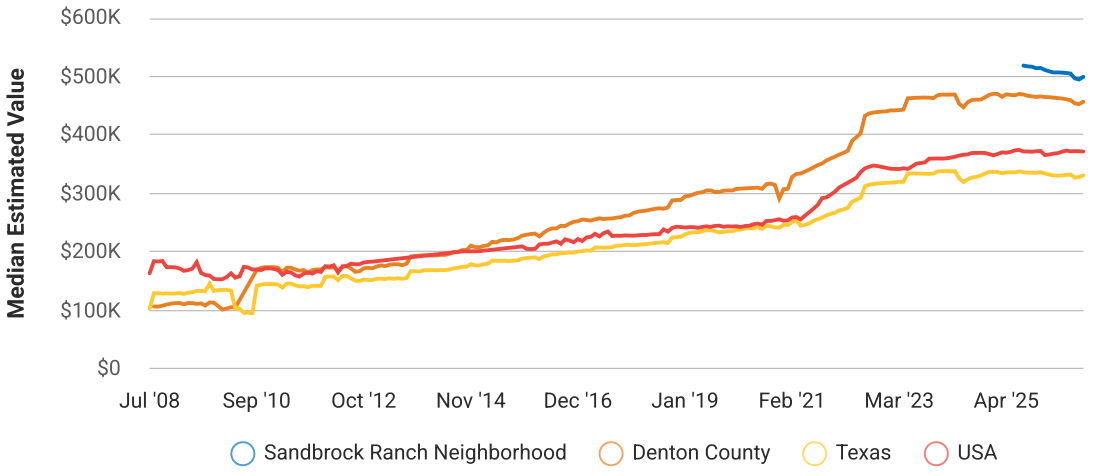
Single Family + Condo/Townhouse/Apt.

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
$499,690	+0.9%	-3.3%



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Sandbrock Ranch in Denton County, TX

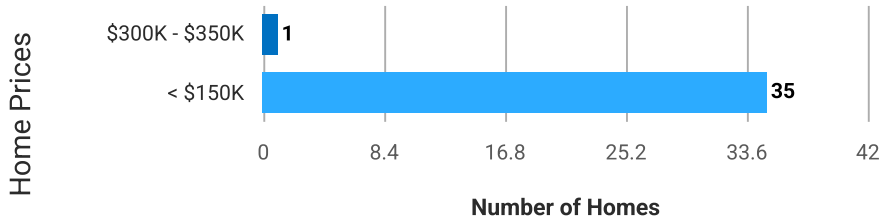
Sold Home Stats

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

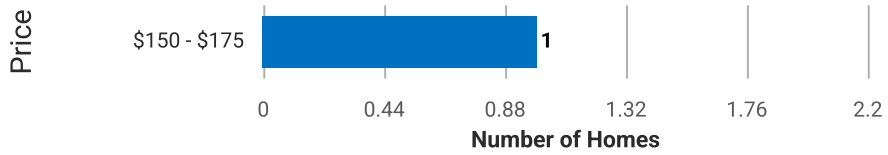


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

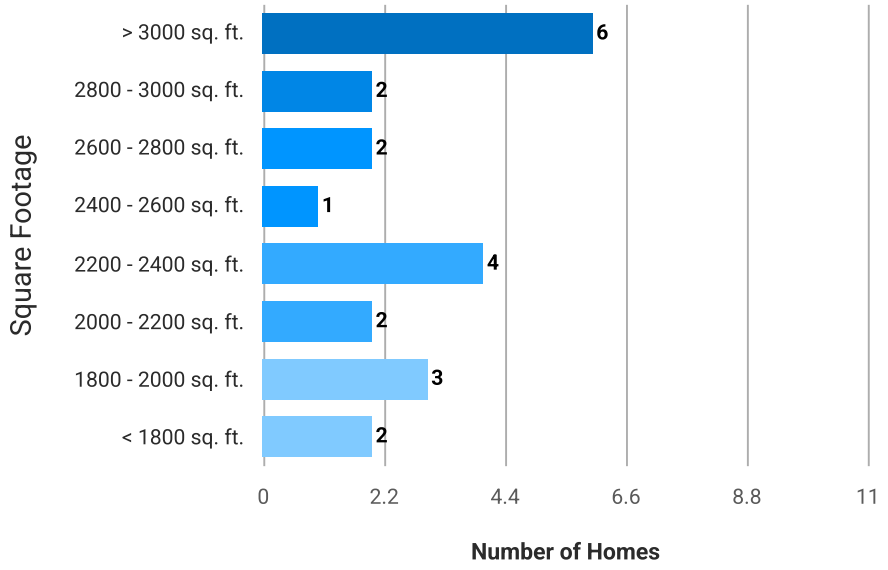


Size of Homes Sold

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

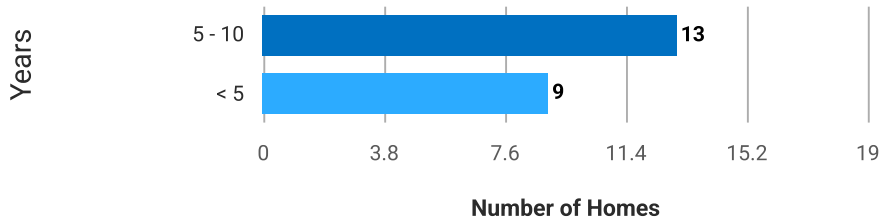


Age Range of Comps Sold

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



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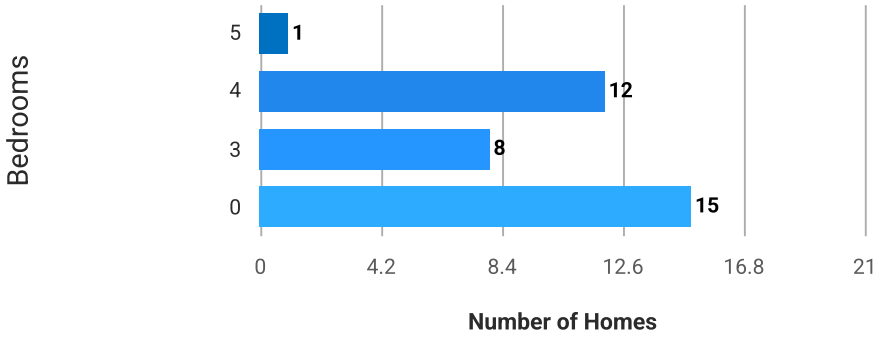
Sandbrock Ranch in Denton County, TX

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



People

People Facts & Stats

	Sandbrock Ranch	Denton County	Texas	USA
Population	4K	980K	30.19M	334.92M
Population Density per Sq Mi	528	1.11K	116	95
Pop Change since 2020	+318.8%	+15.8%	+6.9%	+2.5%
Median Age	38	37	36	39
Male / Female Ratio	60%	50%	50%	50%

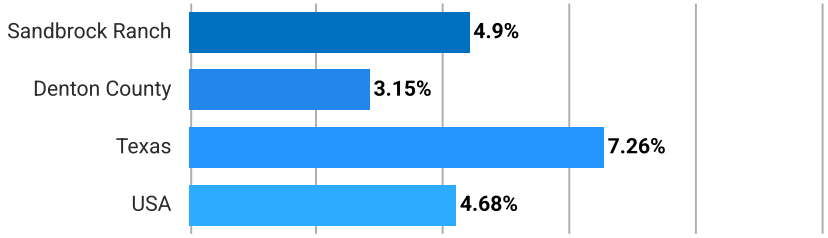
Education Levels of Population

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

Update Frequency: Annually

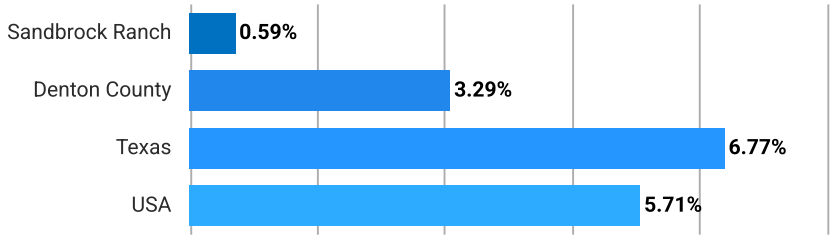
Less than 9th Grade

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.



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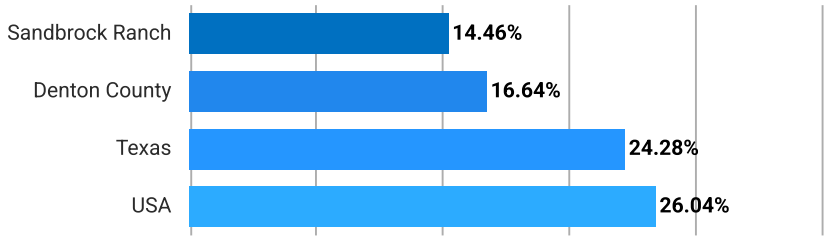
Sandbrock Ranch in Denton County, TX

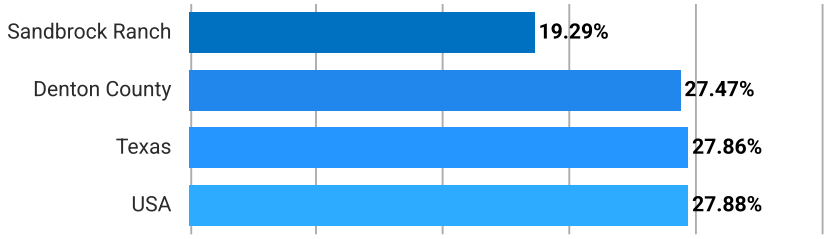
High School Graduate

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



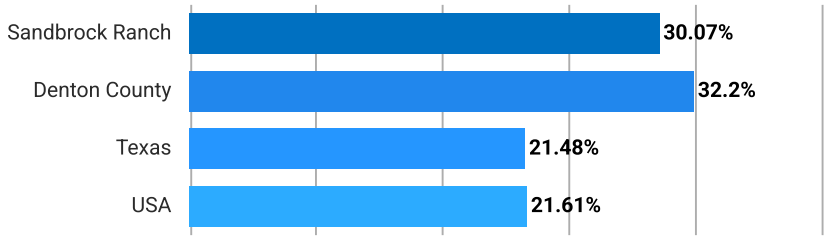
Associate Degree

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



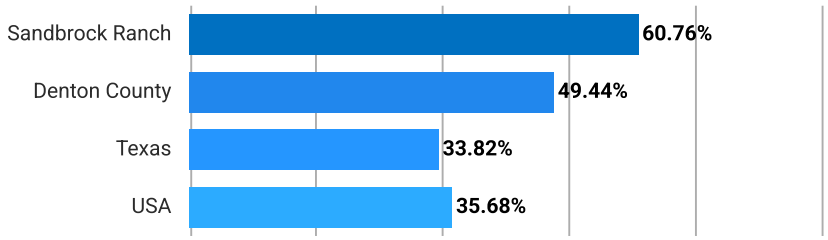
Bachelor's Degree

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



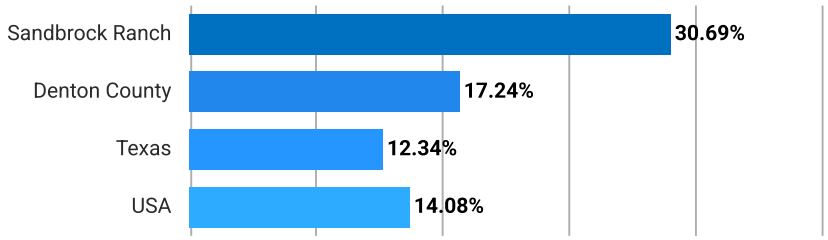
Some College

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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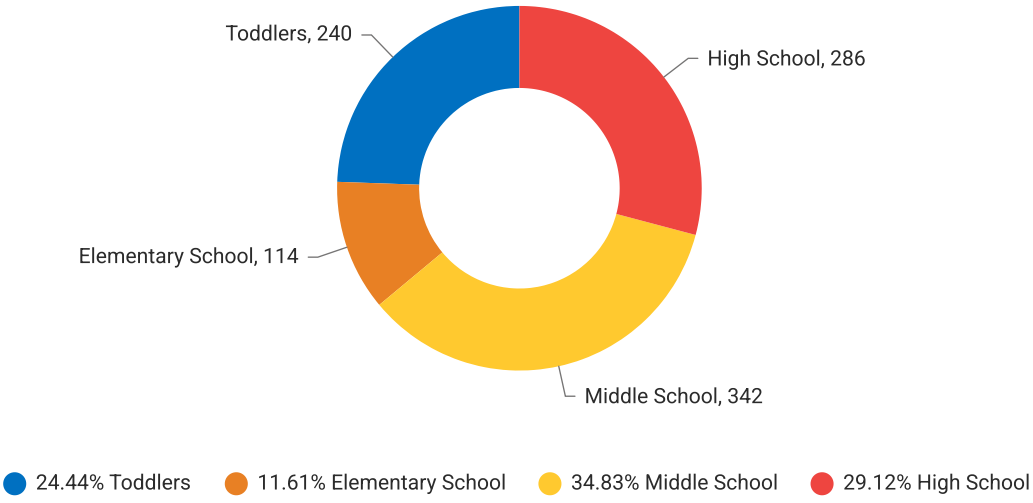
Sandbrock Ranch in Denton County, TX

Population of Children by Age Group in Sandbrock Ranch

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

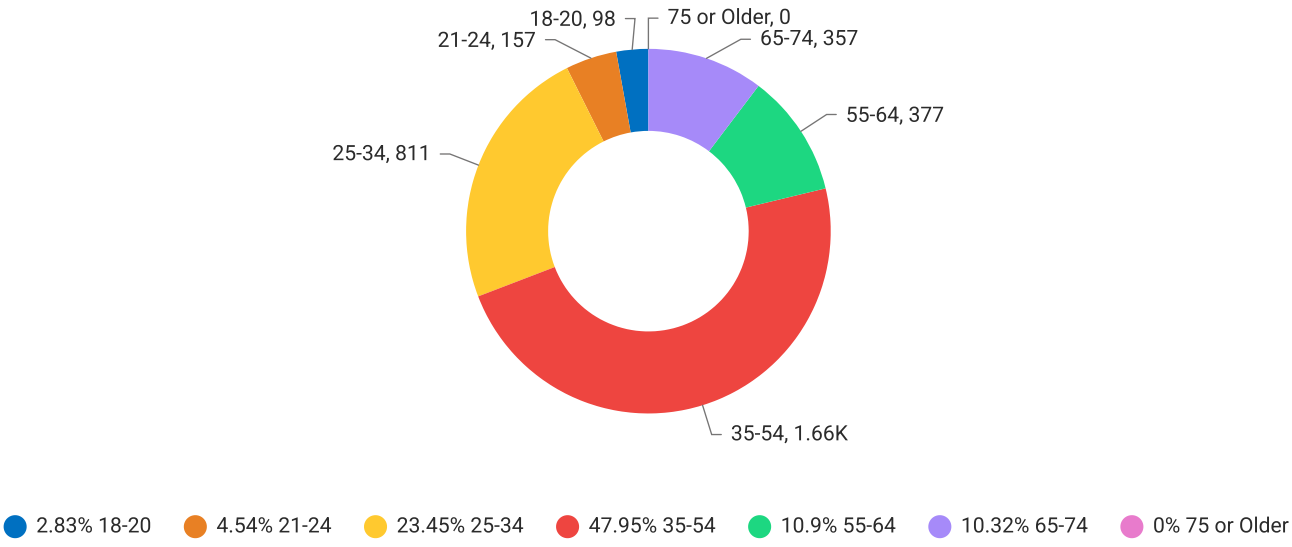


Population of Adults by Age Group in Sandbrock Ranch

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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Sandbrock Ranch in Denton County, TX

Households With Children in Sandbrock Ranch

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

Source: U.S. Census

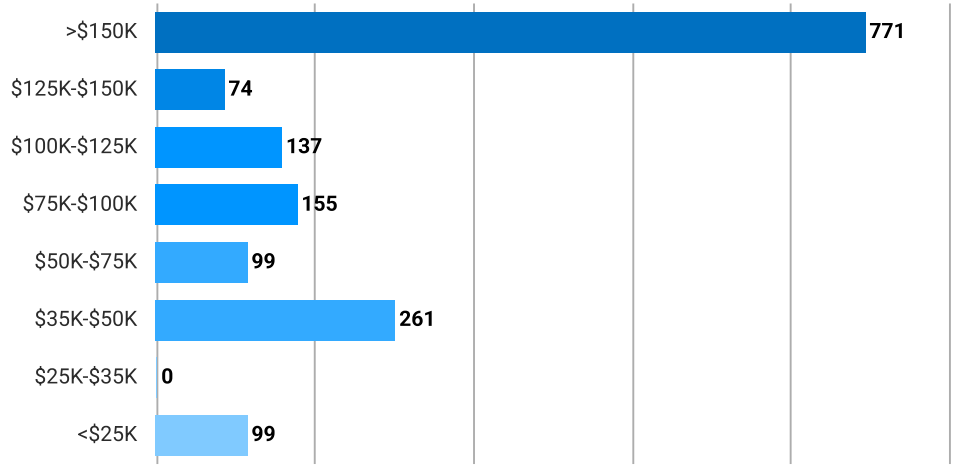
Update Frequency: Annually

Household Income Brackets in Sandbrock Ranch

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



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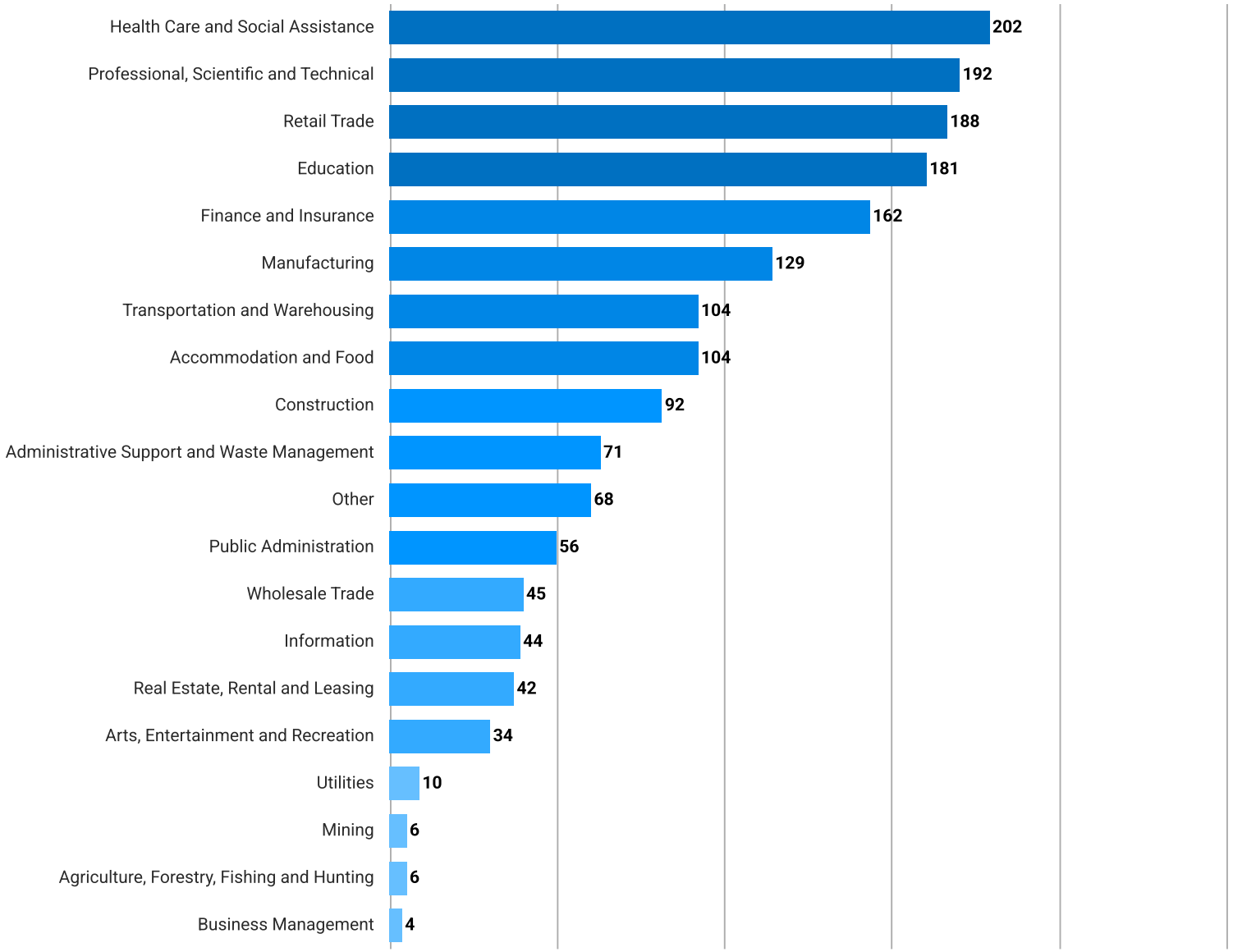
Sandbrock Ranch in Denton County, TX

Occupational Categories in Sandbrock Ranch

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Presidential Voting Pattern in Sandbrock Ranch

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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Sandbrock Ranch in Denton County, TX

Economy

Economic Facts & Stats

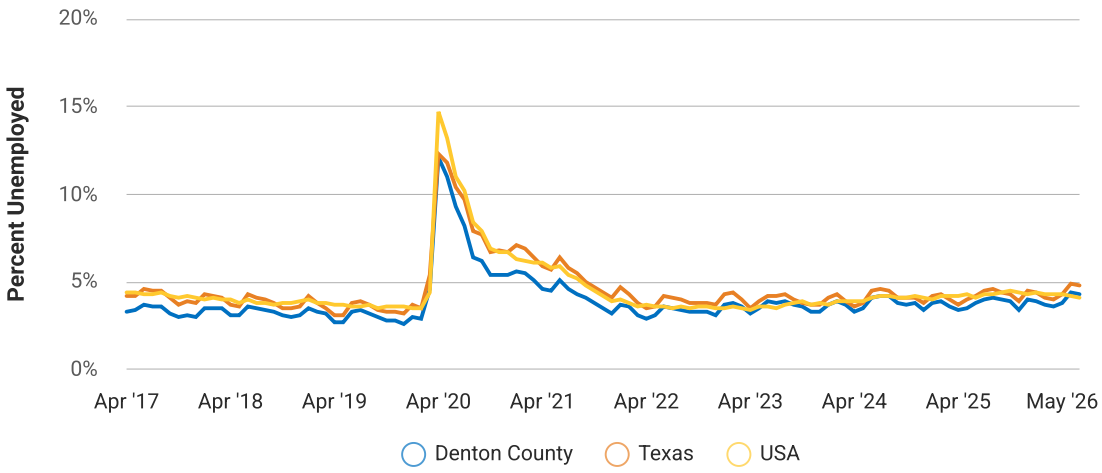
	Sandbrock Ranch	Denton County	Texas	USA
Income Per Capita	$51,658	$54,690	$40,752	$44,673
Median Household Income	$148,015	$111,498	$78,476	$80,734
Unemployment Rate	–	4.3%	4.8%	4.1%
Number Unemployed	–	26K	766K	6.92M
Number Employed	–	585K	15.19M	162.18M
Number in Labor Force	–	611K	15.96M	169.09M

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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Sandbrock Ranch in Denton County, TX

Quality of Life

Quality of Life Facts & Stats

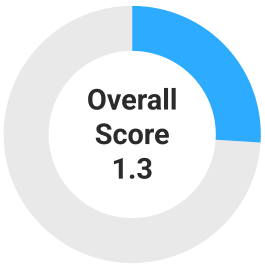
	Sandbrock Ranch	Denton County	Texas	USA
Elevation (in feet)	–	653	1,625	–
Annual Rainfall (in inches)	–	35.58	28.2	–
Annual Snowfall (in inches)	–	1.55	3.41	–
Days of Full Sun (per year)	–	128	127	–
Travel Time to Work (in minutes)	41	28	27	26
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	2	–	–
Superfund Sites	–	–	78	2,466
Brownfield Sites	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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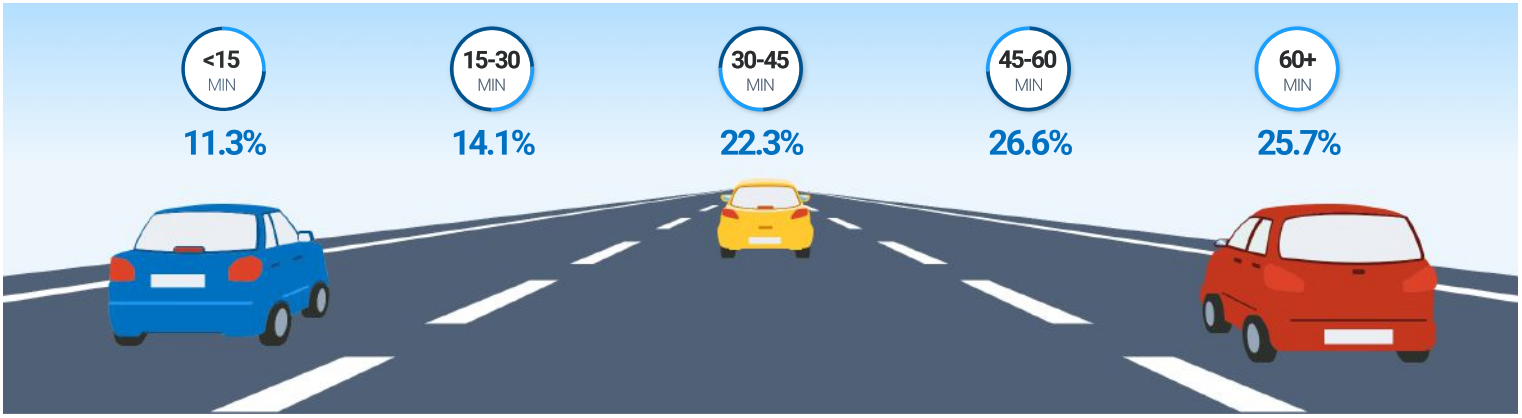
Sandbrock Ranch in Denton County, TX

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

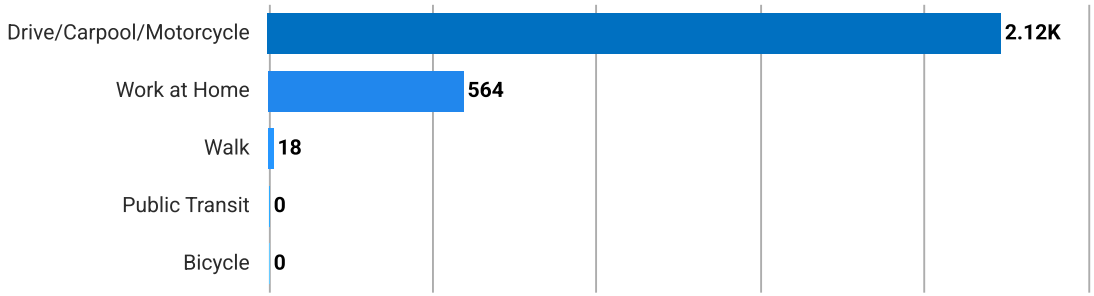


How People Get to Work

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



Nearby Neighborhoods

Micro Neighborhoods near Sandbrock Ranch in Denton County, TX

Country View in Denton County, TX

Median Estimate Home Value	–
Number of Homes	–
Total Population	4,589

Winn Ridge in Aubrey, TX

Median Estimate Home Value	$352,750
Number of Homes	1,773
Total Population	4,104

Sutton Fields in Celina, TX

Median Estimate Home Value	$439,130
Number of Homes	1,794
Total Population	4,589

Arrowbrooke in Denton County, TX

Median Estimate Home Value	$432,770
Number of Homes	1,608
Total Population	2,376

North Lake in Prosper, TX

Median Estimate Home Value	–
Number of Homes	1
Total Population	2,403

The Crossing in Prosper, TX

Median Estimate Home Value	$775,760
Number of Homes	99
Total Population	2,403

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Sandbrock Ranch in Denton County, TX

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- 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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