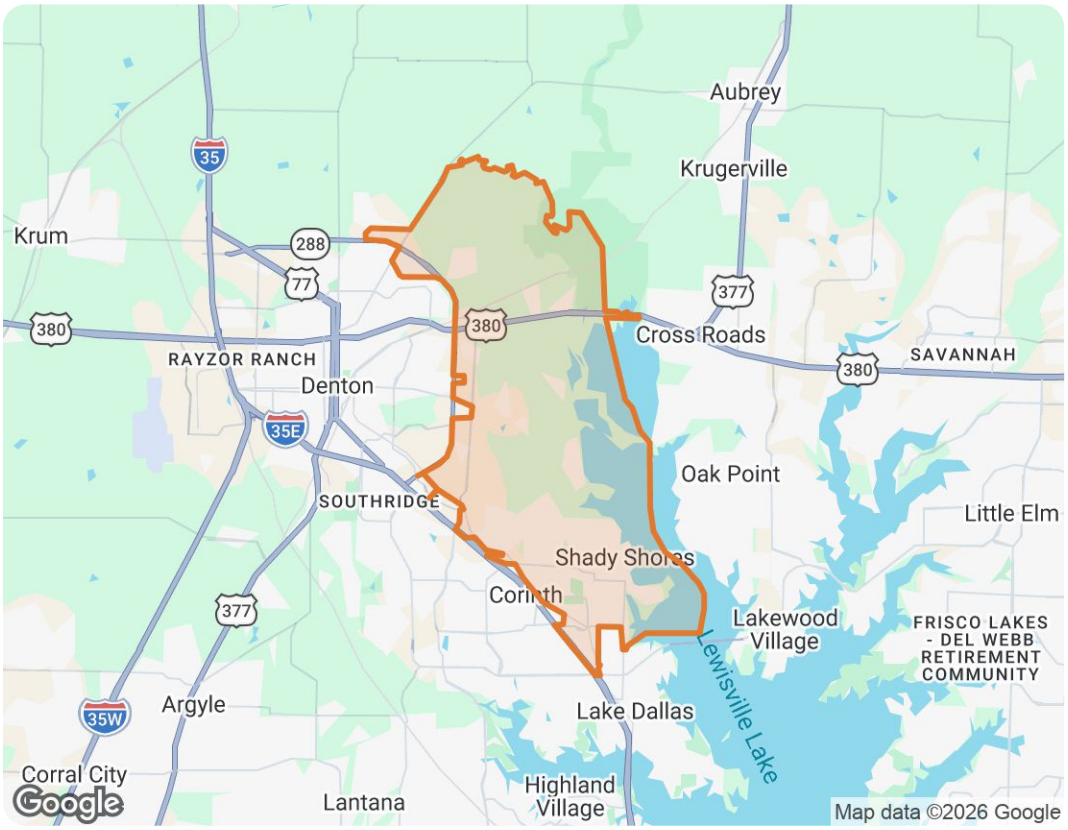
Denton, TX 76208





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 76208

Market Trends

Market Trends for Denton, TX 76208

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
5.48	97.6%	74	$387,990
↑ 14.88% MoM	↓ 1.06% MoM	↑ 60.87% MoM	↓ 5.36% 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 76208

October 2026 Median Estimated Property Value

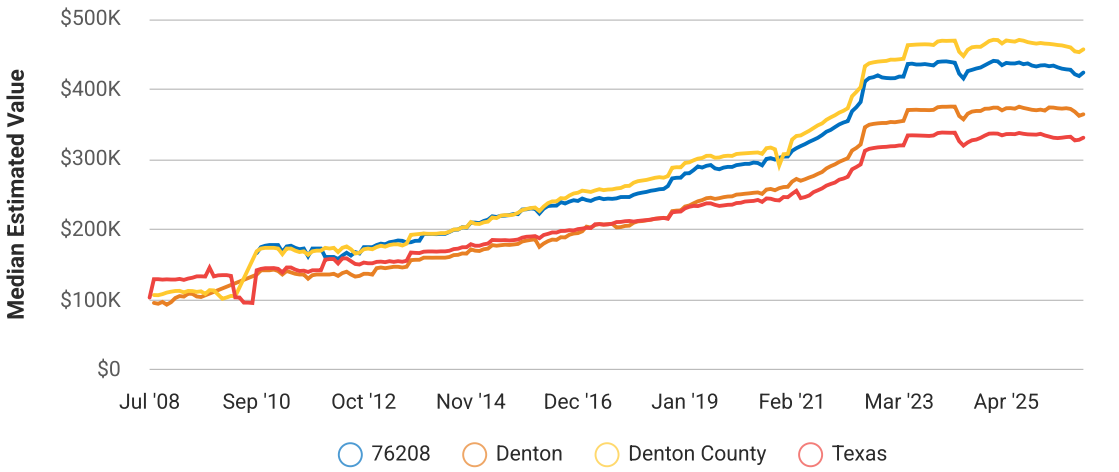
Single Family + Condo/Townhouse/Apt.

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
$423,910	+1.2%	-2.3%



October 2026 Active Listings

Denton, TX 76208

Single Family + Condo/Townhouse/Apt.

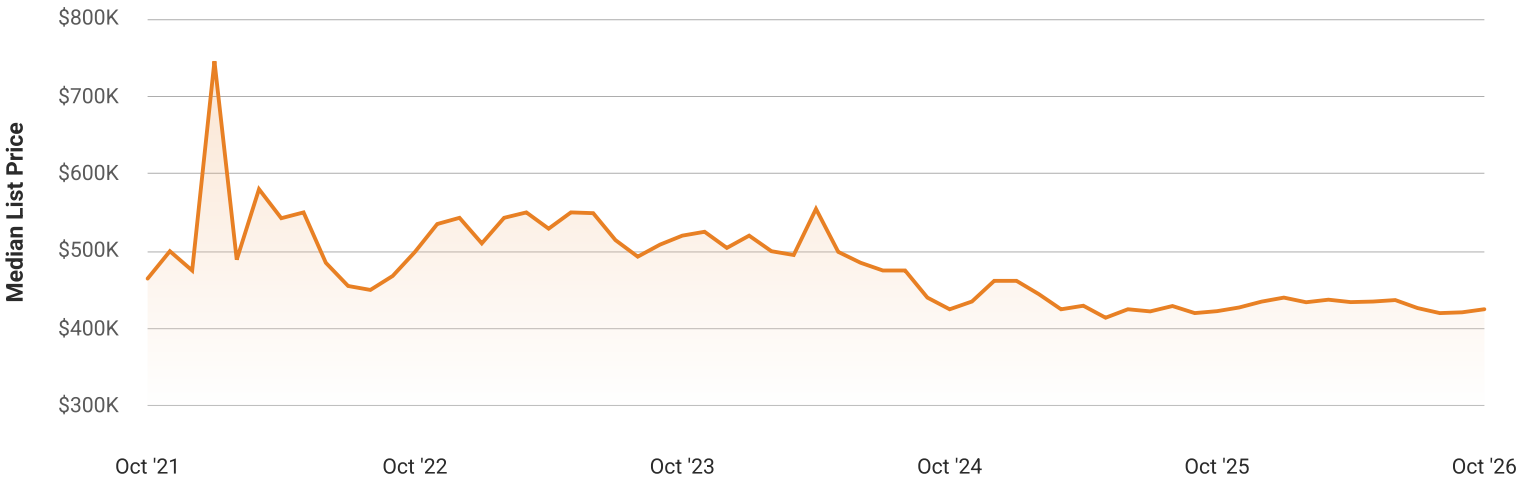
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $424,990

↑ 0.9% Month over Month



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Denton, TX 76208

October 2026 Sold Listings

Denton, TX 76208

Single Family + Condo/Townhouse/Apt.

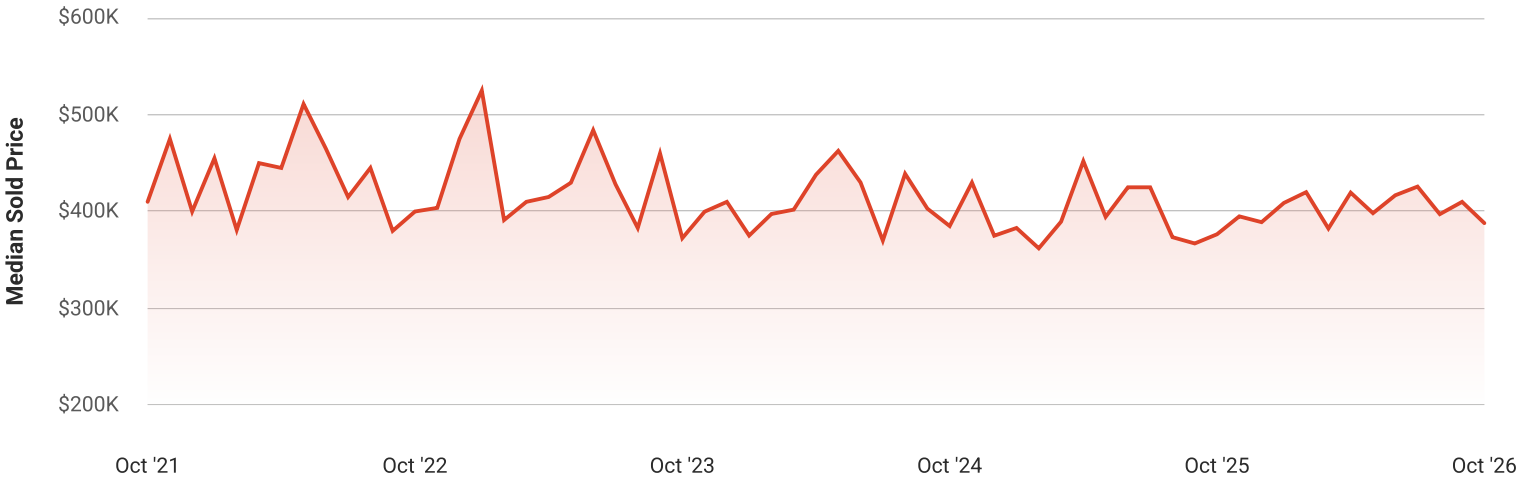
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $387,990

↓ 5.4% Month over Month



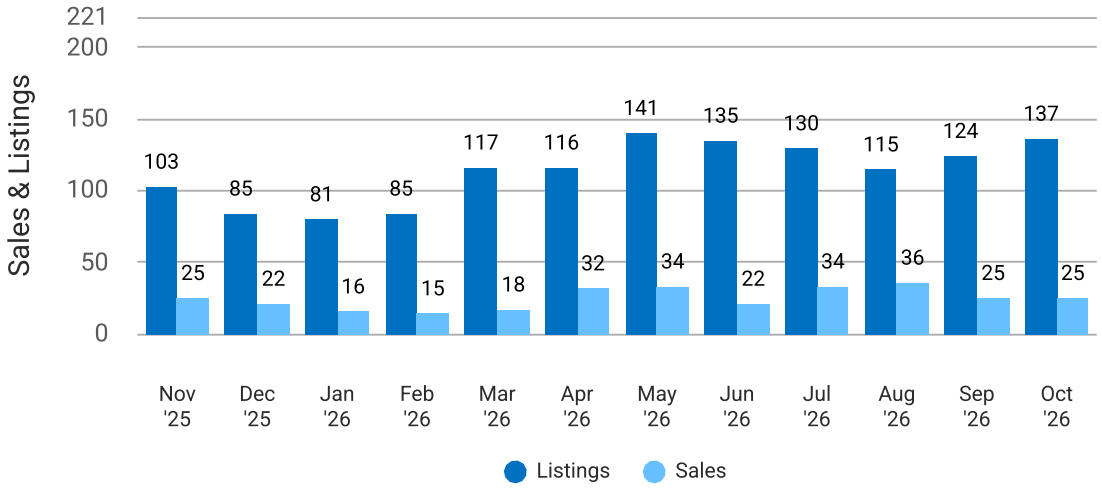
Total Sales and Active Listings in Denton, TX 76208

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 76208

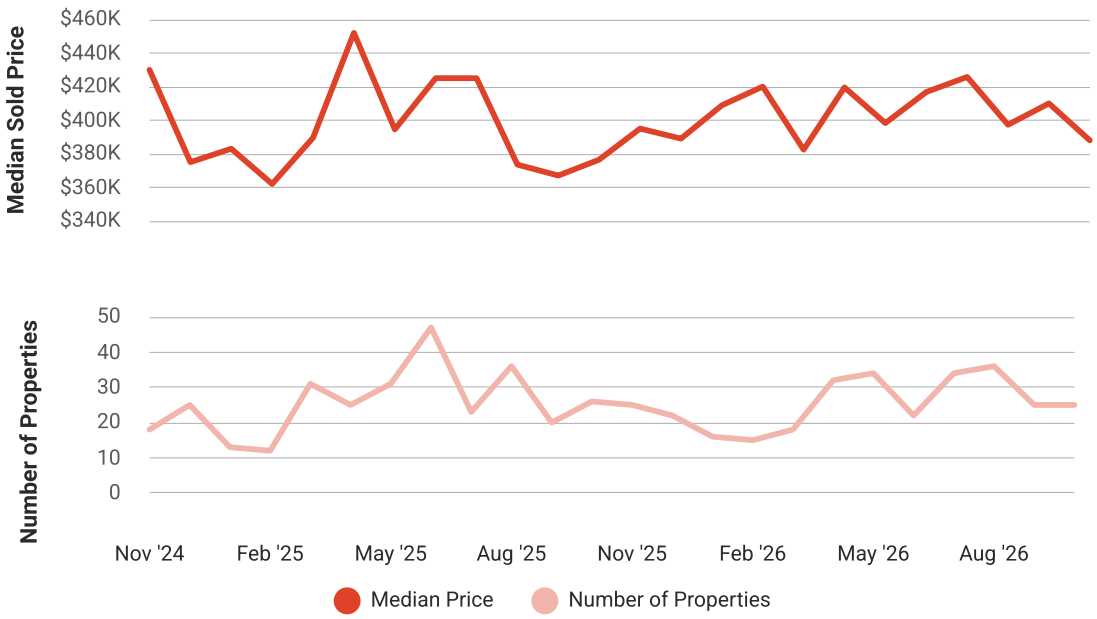
Median Sold Price vs Sold Listings in Denton, TX 76208

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



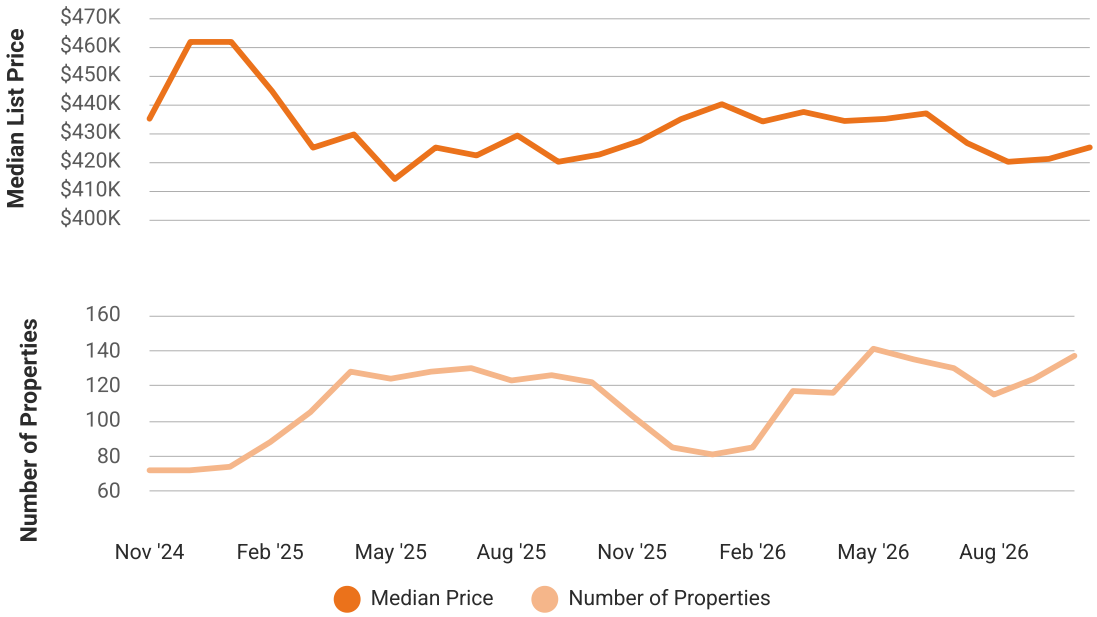
Median List Price vs Active Listings in Denton, TX 76208

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 76208

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	$423,910	$418,870 +1.2%	$427,800 -0.91%	$433,830 -2.29%	$431,030 -1.65%	$435,000 -2.55%
Median Sold Price Last Updated: 10/31/2026	$387,990	$409,978 -5.36%	$425,740 -8.87%	$376,495 +3.05%	$385,000 +0.78%	$372,500 +4.16%
Median List Price Last Updated: 10/31/2026	$424,990	$420,995 +0.95%	$426,495 -0.35%	$422,495 +0.59%	$424,900 +0.02%	$520,000 -18.27%

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

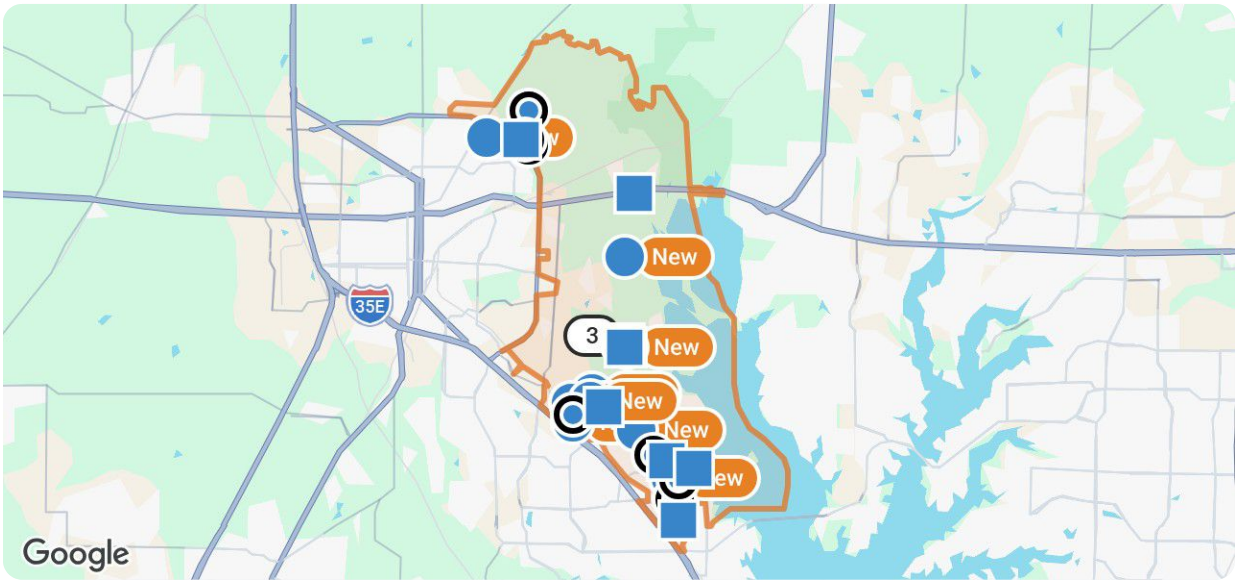
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Denton, TX 76208

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	$259,000	$295,000	$342,500
Median Listing Price / Est.Value	$449,798	$385,317	$375,250
Highest Listing Price / Est.Value	$2,500,000	$749,900	$545,000
Average Price / sqft	$205	$198	$180
Median Price / sqft	$179	$197	$175
Average Days in RPR	9	71	53
Median Days in RPR	9	55	32
Total Volume	$6,377,395	$4,397,951	$3,935,222
Source	Listings	Listings	Public Records & Listings

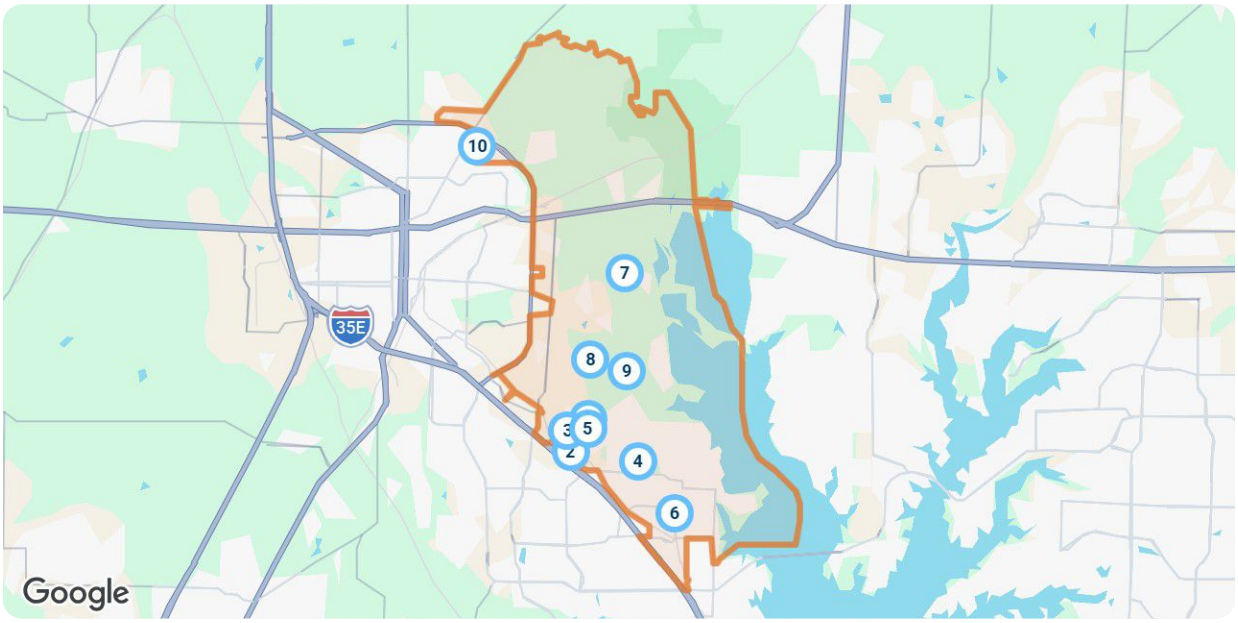
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Denton, TX 76208

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  **4800 Crossvine Ct** **Denton, TX 76208** MLS ID: 21434468 Active / For Sale *Listing Courtesy of RE/MAX Trinity*	Single Family	4/3	3,247	0.37 acres	2017	11/12/2026 6 days	$760,000 $234/sq ft
2  **6271 Desert Holly Way** **Denton, TX 76208** MLS ID: 21435266 Active / For Sale *Listing Courtesy of OnDemand Realty*	Single Family	4/3	2,263	7,797 sqft	2006	11/12/2026 6 days	$369,000 $163/sq ft
3  **5813 Longmont Dr** **Denton, TX 76208** MLS ID: 21434616 Active / For Sale *Listing Courtesy of Orchard Brokerage*	Single Family	4/2	1,794	5,575 sqft	2015	11/12/2026 6 days	$349,900 $195/sq ft
4  **5425 Las Lomas Ln** **Denton, TX 76208** MLS ID: 21432682 Active / For Sale *Listing Courtesy of Keller Williams Johnson County*	Single Family	5/4	3,485	6,102 sqft	2018	11/10/2026 8 days	$500,000 $143/sq ft
5  **305 Berry Ln** **Shady Shores, TX 76208** MLS ID: 21418871 Active / For Sale *Listing Courtesy of eXp Realty LLC*	Single Family	3/2	1,410	10,802 sqft	1996	11/9/2026 9 days	$259,000 $184/sq ft

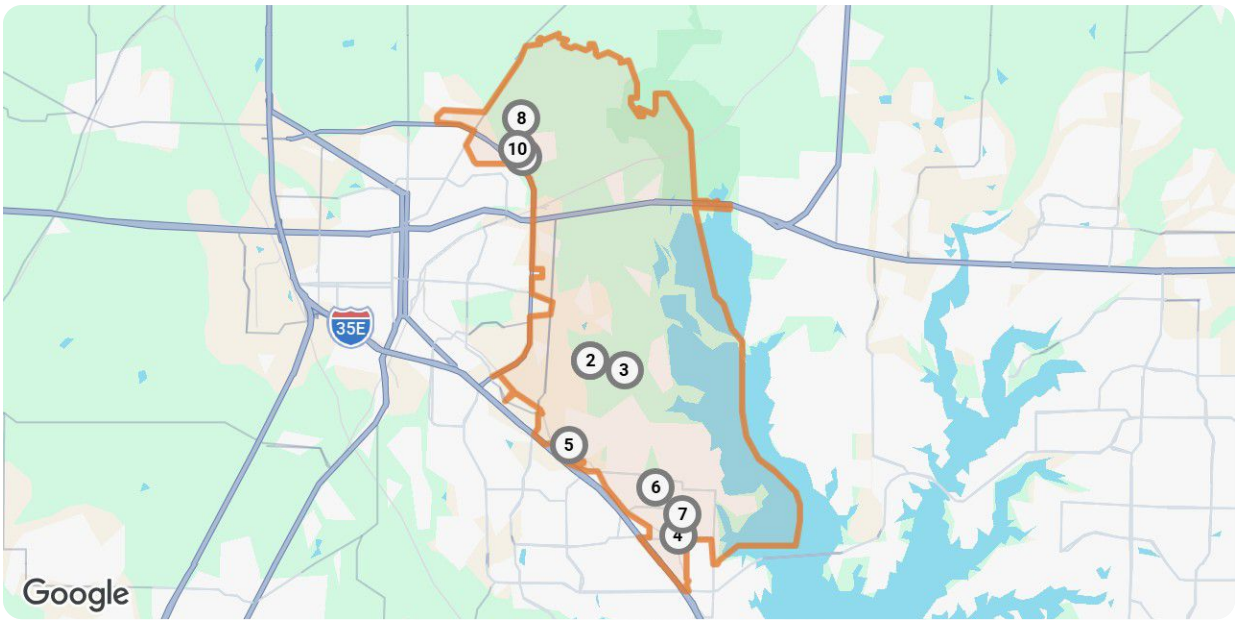
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Denton, TX 76208

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  **3258 Hartlee Field Rd** **Denton, TX 76208** MLS ID: 21431775 Active / For Sale *Listing Courtesy of GO COMMERCIAL*	Single Family	4/3	5,204	2 acres	2026	11/9/2026 9 days	$2,500,000 $480/sq ft
7  **106 Burl St** **Corinth, TX 76208** MLS ID: 21431557 Active / For Sale *Listing Courtesy of Keller Williams Fort Worth*	Single Family	3/2	1,505	0.27 acres	1968	11/8/2026 10 days	$270,000 $179/sq ft
8  **6305 Lago Vista Rd** **Denton, TX 76208** MLS ID: 21431356 Active / For Sale *Listing Courtesy of Pinnacle Realty Advisors*	Single Family	4/3	–	7,130 sqft	2027	11/8/2026 10 days	$460,595 –/sq ft
9  **5604 Sea Cove Ln** **Denton, TX 76208** MLS ID: 21430056 Active / For Sale *Listing Courtesy of Mark Spain Real Estate*	Single Family	5/4	3,938	5,488 sqft	2019	11/7/2026 11 days	$469,900 $119/sq ft
10  **5905 Loveland Dr** **Denton, TX 76208** MLS ID: 21428360 Active / For Sale *Listing Courtesy of Signature Leasing & Management*	Single Family	4/3	3,003	6,185 sqft	2015	11/6/2026 12 days	$439,000 $146/sq ft

Pending

Source: Listings



Legend

Pending

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Denton, TX 76208

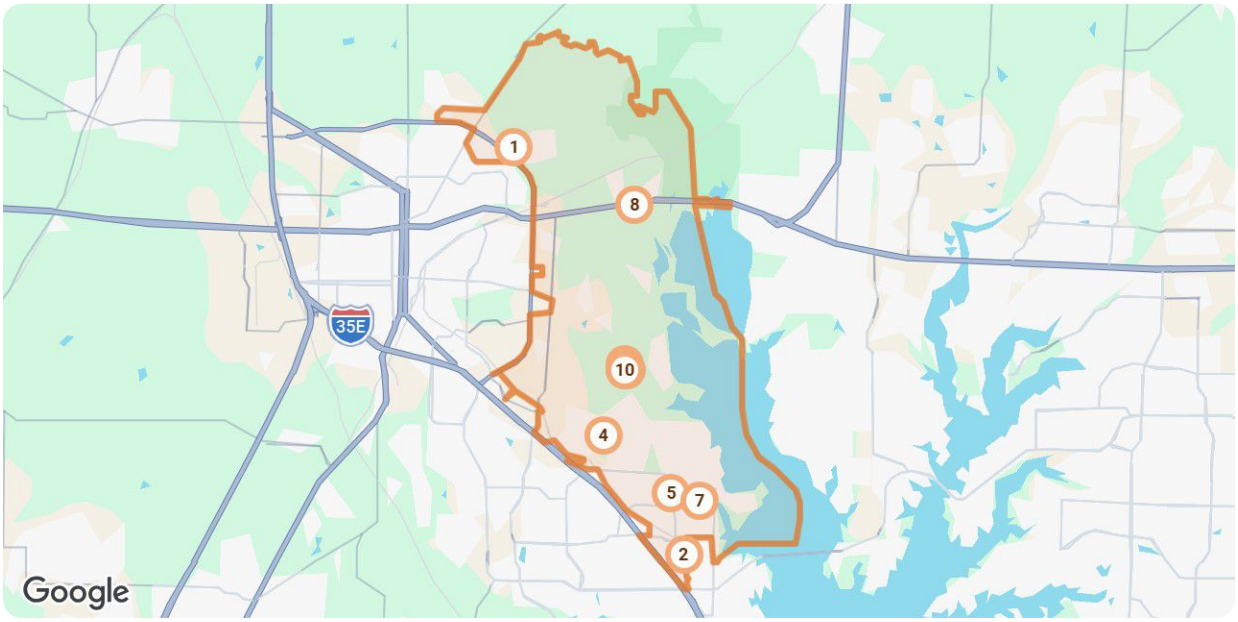
Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **2525 Nicole Dr** **Denton, TX 76208** MLS ID: 21386664 Pending / For Sale *Listing Courtesy of Meritage Homes Realty*	Single Family	3/2	–	5,227 sqft 2026	9/15/2026	$360,862 –/sq ft	11/16/2026 62 days
2  **2600 Nicole Dr** **Denton, TX 76208** MLS ID: 21373461 Pending / For Sale *Listing Courtesy of Meritage Homes Realty*	Single Family	4/3	–	5,227 sqft 2026	8/31/2026	$422,826 –/sq ft	11/16/2026 77 days
3  **3304 Majesty Ln** **Denton, TX 76208** MLS ID: 21265719 Pending / For Sale *Listing Courtesy of Escape Realty*	Single Family	4/3	–	7,013 sqft 2026	5/20/2026	$384,990 –/sq ft	11/9/2026 173 days
4  **3914 Teal Dr** **Denton, TX 76208** MLS ID: 21426860 Pending / For Sale *Listing Courtesy of Fathom Realty LLC*	Single Family	4/2	1,719	8,799 sqft 2003	11/2/2026	$338,000 $197/sq ft	11/9/2026 7 days
5  **912 Cole Ave** **Denton, TX 76208** MLS ID: 21388509 Pending / For Sale *Listing Courtesy of Keller Williams Realty*	Single Family	3/2	1,252	7,056 sqft 2006	9/17/2026	$295,000 $236/sq ft	11/3/2026 47 days
6  **7405 Kathy Ct** **Denton, TX 76208** MLS ID: 21423318 Pending / For Sale *Listing Courtesy of Meritage Homes Realty*	Single Family	4/3	–	5,227 sqft 2026	10/30/2026	$405,243 –/sq ft	11/3/2026 4 days
7  **7412 Kathy Ct** **Denton, TX 76208** MLS ID: 21423288 Pending / For Sale *Listing Courtesy of Meritage Homes Realty*	Single Family	4/3	–	5,227 sqft 2026	10/30/2026	$385,643 –/sq ft	11/3/2026 4 days
8  **2512 Nicole Dr** **Denton, TX 76208** MLS ID: 21304335 Pending / For Sale *Listing Courtesy of Meritage Homes Realty*	Single Family	3/2	–	5,227 sqft 2026	6/18/2026	$356,487 –/sq ft	11/2/2026 137 days
9  **7301 Stallion St** **Denton, TX 76208** MLS ID: 21286107 Pending / For Sale *Listing Courtesy of Scott Brown Properties, Inc*	Single Family	3/4	3,558	1.15 acres 2000	5/30/2026	$699,000 $196/sq ft	11/2/2026 156 days
10  **1400 Bonanza Ln** **Corinth, TX 76208** MLS ID: 21377790 Pending / For Sale *Listing Courtesy of Keller Williams Realty*	Single Family	5/5	4,622	0.3 acres 2017	9/9/2026	$749,900 $162/sq ft	10/25/2026 46 days

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Denton, TX 76208

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	 **8101 Rodeo Dr** **Denton, TX 76208** MLS ID: 21385905 Closed / For Sale *Courtesy of Real T Team by eXp*	Single Family	4/3	2,642	1 acre 2001	11/17/2026 61 days	$545,000 $206/sq ft	↓ 4.37%
2	 **3308 Kingdom Dr** **Denton, TX 76208** MLS ID: 21275144 Closed / For Sale *Courtesy of Escape Realty*	Single Family	4/3	–	8,058 sqft 2026	11/16/2026 164 days	$397,490 –/sq ft	↓ 0.38%
3	 **7413 Kathy Ct** **Denton, TX 76208** MLS ID: 21423317 Closed / For Sale *Courtesy of Meritage Homes Realty*	Single Family	5/3	–	5,227 sqft 2026	11/13/2026 11 days	$414,742 –/sq ft	↓ 7.24%
4	 **5825 Glenwood Dr** **Denton, TX 76208** MLS ID: 21417782 Closed / For Sale *Courtesy of Compass RE Texas, LLC*	Single Family	4/2	1,990	5,314 sqft 2015	11/12/2026 6 days	$363,000 $182/sq ft	↓ 0.52%
5	 **3204 Windridge Ln** **Corinth, TX 76208** MLS ID: 21370776 Closed / For Sale *Courtesy of Mark Spain Real Estate*	Single Family	4/3	2,195	8,319 sqft 1999	11/12/2026 53 days	$360,000 $164/sq ft	↑ 2.86%

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Denton, TX 76208

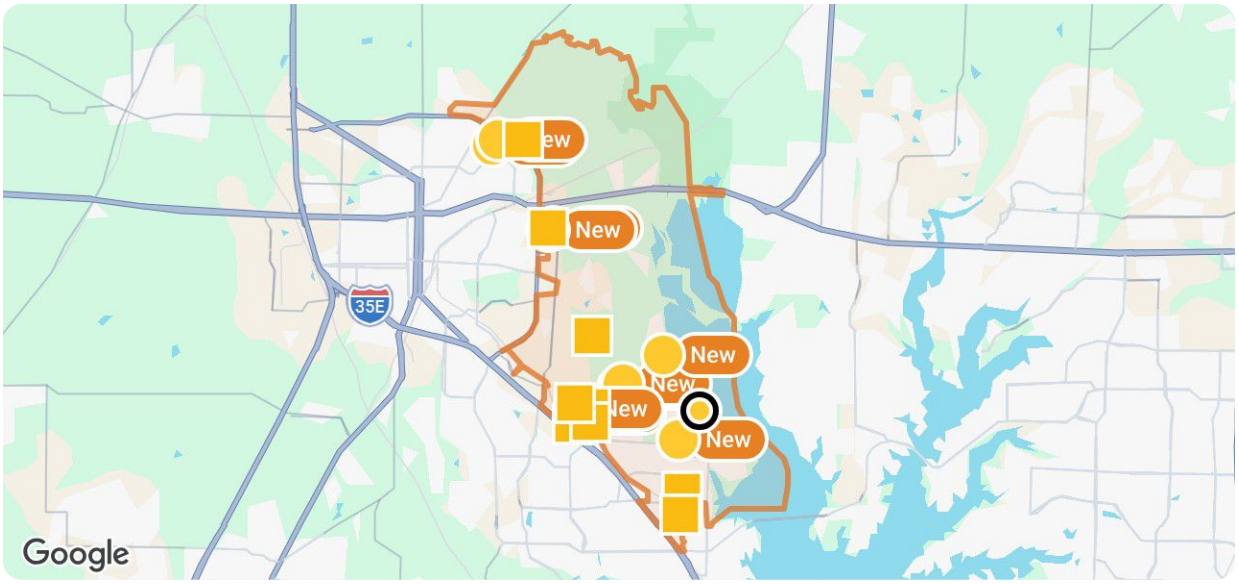
Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **2612 Nicole Dr** **Denton, TX 76208** MLS ID: 21390054 Closed / For Sale *Courtesy of Meritage Homes Realty*	Single Family	4/3	–	5,227 sqft 2026	11/10/2026 6 days	$378,000 –/sq ft	↓ 2.41%
7  **2601 Nicole Dr** **Denton, TX 76208** MLS ID: 21386663 Closed / For Sale *Courtesy of Meritage Homes Realty*	Single Family	4/3	–	5,227 sqft 2026	11/9/2026 9 days	$372,500 –/sq ft	↓ 2.55%
8  **3212 Kingdom Dr** **Denton, TX 76208** MLS ID: 21301286 Closed / For Sale *Courtesy of Escape Realty*	Single Family	4/3	–	6,969 sqft 2026	11/6/2026 116 days	$396,990 –/sq ft	–
9  **4432 Spanish Oak Cir** **Corinth, TX 76208** MLS ID: 21327038 Closed / For Sale *Courtesy of Local Pro Realty LLC*	Single Family	3/2	2,052	5,967 sqft 1998	11/6/2026 103 days	$342,500 $167/sq ft	↓ 11.04%
10  **2605 Nicole Dr** **Denton, TX 76208** MLS ID: 21386662 Closed / For Sale *Courtesy of Meritage Homes Realty*	Single Family	4/3	–	5,227 sqft 2026	11/5/2026 2 days	$365,000 –/sq ft	↓ 8.66%

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Denton, TX 76208

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Recently Leased

	New	Pending	Closed
Number of Properties	10	1	10
Lowest Listing Price / Est.Value	$959	$3,300	$1,259
Median Listing Price / Est.Value	$2,162	$3,300	$2,275
Highest Listing Price / Est.Value	$4,000	$3,300	$2,950
Average Price / sqft	$1	$1	$1
Median Price / sqft	$1	$1	$1
Average Days in RPR	7	36	58
Median Days in RPR	8	36	55
Total Volume	$20,701	$3,300	$22,184
Source	Listings	Listings	Public Records & Listings

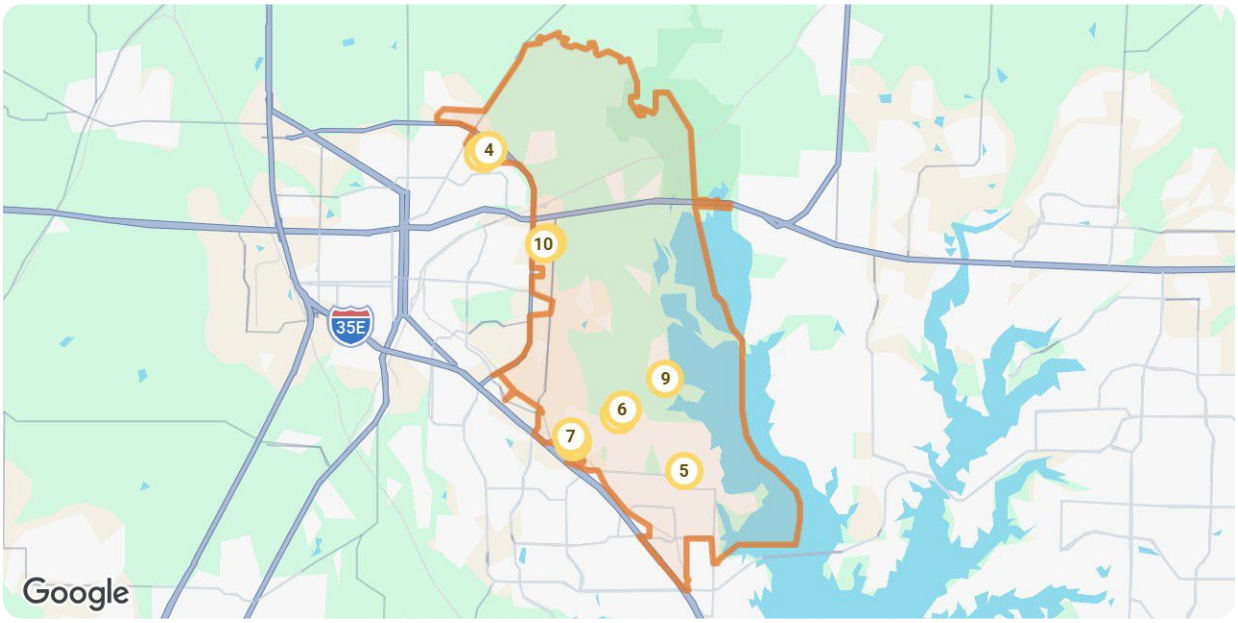
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Denton, TX 76208

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  **5209 Abby Way** **Denton, TX 76208** MLS ID: 21438194 Active / For Lease *Courtesy of Apex Property Management*	Single Family	4/2	1,931	0.35 acres	2004	11/17/2026 1 day	$2,199 mo. $1/sq ft
2  **5709 Del Rey Dr** **Denton, TX 76208** MLS ID: 21434706 Active / For Lease *Courtesy of Real Broker, LLC*	Single Family	3/2	1,799	6,098 sqft	2017	11/17/2026 1 day	$2,250 mo. $1/sq ft
3  **3508 Ithaca St** **Corinth, TX 76208** MLS ID: 21434014 Active / For Lease *Courtesy of Monument Realty*	Single Family	4/3	2,499	7,187 sqft	2023	11/11/2026 7 days	$4,000 mo. $2/sq ft
4  **3755 E Mckinney St, Apt 437** **Denton, TX 76208** MLS ID: 21434223 Active / For Lease *Courtesy of Realty One Group Forward Living*	Condo/Townhouse/Apt.	1/1	–	731 sqft	2024	11/11/2026 7 days	$959 mo. –/sq ft
5  **506 Shell Dr** **Shady Shores, TX 76208** MLS ID: 21434168 Active / For Lease *Courtesy of Denton County Property Managem*	Single Family	3/2	1,601	7,013 sqft	2006	11/11/2026 7 days	$2,125 mo. $1/sq ft

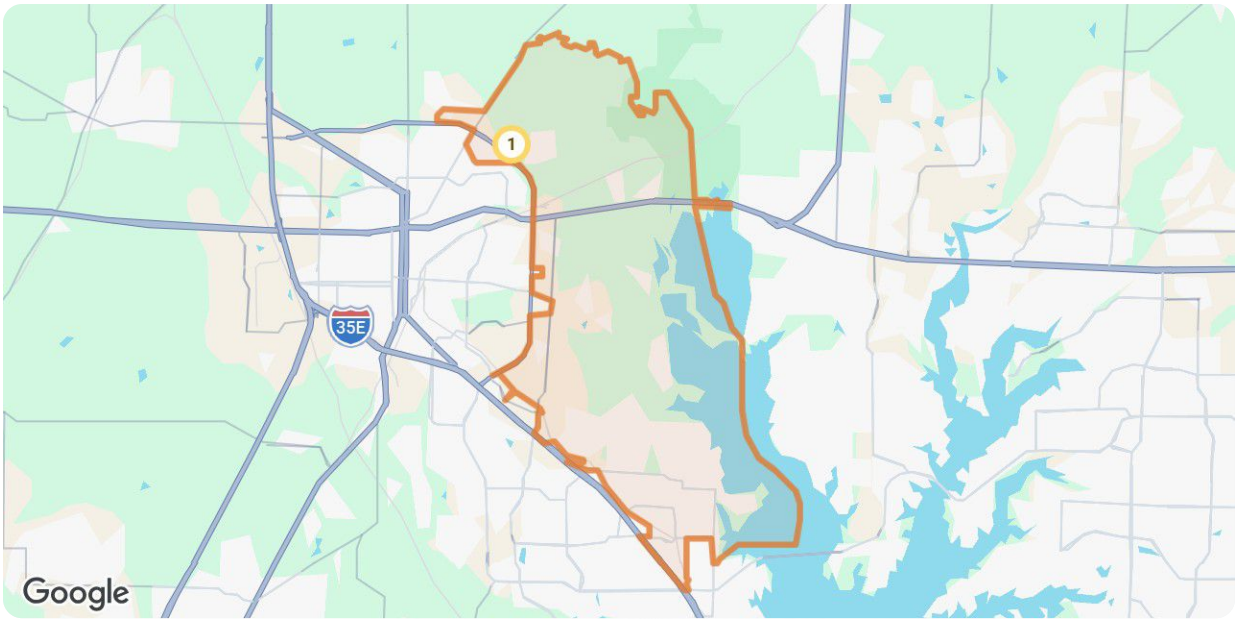
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Denton, TX 76208

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  **6275 Desert Holly Way** **Denton, TX 76208** MLS ID: 21433478 Active / For Lease *Courtesy of Limvesting Realty*	Single Family	3/2	1,554	6,185 sqft	2006	11/10/2026 8 days	$2,300 mo. $1/sq ft
7  **5901 Glenwood Dr** **Denton, TX 76208** MLS ID: 21431390 Active / For Lease *Courtesy of Real Broker, LLC*	Single Family	3/2	1,809	6,185 sqft	2016	11/8/2026 10 days	$2,350 mo. $1/sq ft
8  **3755 E Mckinney St, Apt 318** **Denton, TX 76208** MLS ID: 21431442 Active / For Lease *Courtesy of Realty One Group Forward Living*	Condo/Townhouse/Apt.	3/2	–	1,315 sqft	2024	11/8/2026 10 days	$1,815 mo. –/sq ft
9  **3755 E Mckinney St, Apt 321** **Denton, TX 76208** MLS ID: 21431468 Active / For Lease *Courtesy of Realty One Group Forward Living*	Condo/Townhouse/Apt.	1/1	–	731 sqft	2024	11/8/2026 10 days	$959 mo. –/sq ft
10  **3755 E Mckinney St, Apt 528** **Denton, TX 76208** MLS ID: 21431457 Active / For Lease *Courtesy of Realty One Group Forward Living*	Condo/Townhouse/Apt.	3/2	–	1,315 sqft	2024	11/8/2026 10 days	$1,744 mo. –/sq ft

Pending

Source: Listings



Legend

Active For Lease

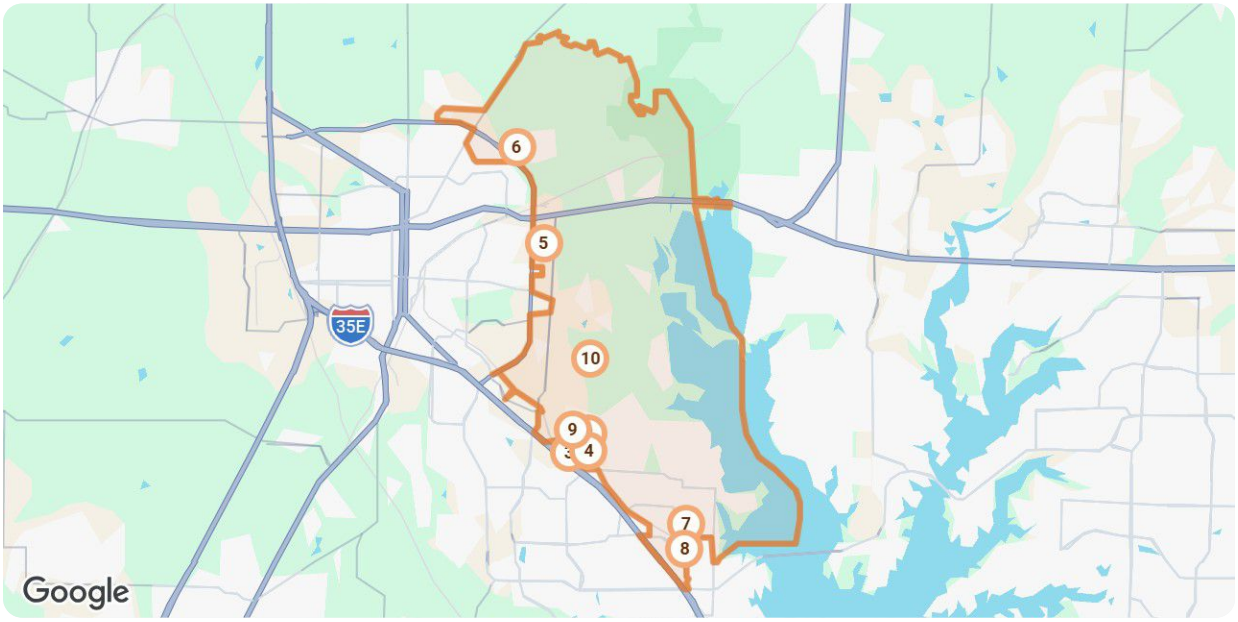
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Denton, TX 76208

Pending: 1 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  **3517 Foxhound Ln** **Denton, TX 76208** MLS ID: 21406399 Pending / For Lease *Courtesy of Ebby Halliday, Realtors*	Single Family	5/3	2,820	0.36 acres 2025	10/8/2026	$3,300 mo. $1/sq ft	11/13/2026 36 days

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  **3755 E Mckinney St, Apt 533** **Denton, TX 76208** MLS ID: 21431461 Closed / For Lease *Courtesy of Realty One Group Forward Living*	Condo/Townhouse/Apt.	2/2	–	984 sqft 2024	11/8/2026 – days	– –/sq ft	–
2  **5516 Del Rey Dr** **Denton, TX 76208** MLS ID: 21260483 Closed / For Lease *Courtesy of Ideal Realty*	Condo/Townhouse/Apt.	3/3	1,542	3,615 sqft 2014	10/29/2026 142 days	– $1/sq ft	–
3  **3616 Carmel Hills Dr** **Denton, TX 76208** MLS ID: 21359578 Closed / For Lease *Courtesy of O Realty Group LLC*	Single Family	3/3	2,270	8,015 sqft 2020	10/23/2026 69 days	– $1/sq ft	–
4  **4813 Wasatch Dr** **Denton, TX 76208** MLS ID: 21360388 Closed / For Lease *Courtesy of Nora Parks Realtors INC*	Single Family	3/2	1,510	5,749 sqft 2015	10/20/2026 64 days	– $1/sq ft	–

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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 %
5  **4709 Redbud Dr** **Denton, TX 76208** MLS ID: 21393856 Closed / For Lease *Courtesy of Local Pro Realty LLC*	Single Family	4/2	1,738	5,009 sqft 2008	10/18/2026 13 days	– $1/sq ft	–
6  **1005 Tallahassee Dr** **Denton, TX 76208** MLS ID: 21362327 Closed / For Lease *Courtesy of Carrico and Associates Realtors*	Single Family	6/4	3,440	5,488 sqft 2006	10/16/2026 49 days	– $1/sq ft	–
7  **3300 Kingdom Dr** **Denton, TX 76208** MLS ID: 21344764 Closed / For Lease *Courtesy of Zenappy Realty*	Single Family	4/2	2,188	2,125 sqft 2025	10/15/2026 78 days	– $1/sq ft	–
8  **2104 Wagon Wheel Trl** **Corinth, TX 76208** MLS ID: 21370324 Closed / For Lease *Courtesy of Invitation Homes Realty LLC*	Single Family	5/3	2,944	7,492 sqft 2003	10/14/2026 49 days	– $1/sq ft	–
9  **2605 Wandering Oak Dr** **Corinth, TX 76208** MLS ID: 21364959 Closed / For Lease *Courtesy of Eagle Realty*	Single Family	4/2	2,231	5,532 sqft 1999	10/14/2026 55 days	– $1/sq ft	–
10  **3525 Camino Real Trl** **Denton, TX 76208** MLS ID: 21401916 Closed / For Lease *Courtesy of Progress Residential Property Management*	Single Family	4/2	2,134	4,399 sqft 2008	10/12/2026 4 days	– $1/sq ft	–

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