DFW PICS • DENTON CITY GUIDE

Denton, Texas: 2026 City Guide, Real Estate Market, UNT, TWU, Downtown & Growth

Denton is one of North Texas' most distinctive growth cities: a historic county seat with a nationally known music culture, two major universities, commuter rail, a rapidly expanding apartment market and major new master-planned development. The Census Bureau estimates **169,431 residents in 2025**, up **21.1% from the April 2020 estimate base**, while UNT alone enrolled **42,016 students** in fall 2026 and Texas Woman's University entered fall with another major enrollment increase.

Explore Denton Real Estate | Explore Development & New Housing | Download Printable PDF

Research update: October 25, 2026 • September is the latest completed Realtor.com/Zillow month; Redfin's current city series is through August. October recent sales are already appearing in public portals.

169,431	21.1%	$357,690	$0.548485
U.S. Census Bureau population estimate, July 1, 2025	Population growth from the April 2020 estimate base	Realtor.com median sold price, September 2026	City FY 2027 tax rate per $100 valuation

NAVIGATE THE GUIDE

Table of Contents

1. Denton at a Glance
2. College Town + Growth City
3. History & the Courthouse Square
4. Music, Arts & Festivals
5. UNT & Texas Woman's University
6. 2026 Denton Real Estate Market
7. Homes Sold This Year & This Month
8. Housing Submarkets & Price Tiers
9. Landmark, Rayzor Ranch & New Construction
10. Apartment Supply & 2026 Multifamily Debate
11. Buyer & Relocation Due Diligence
12. Seller & Listing-Agent Strategy
13. Design Downtown Denton
14. DCTA A-train & Local Transit
15. I-35 / US 380 / Bonnie Brae
16. Employment & Economic Development
17. 2026 Data-Center Policy Debate
18. Denton ISD & School Research
19. Parks, Trails & Open Space
20. Property Taxes & Ownership Costs
21. 2027 Outlook
22. Official & Approved Resources
23. Denton FAQ

Print or share: Download the print-friendly Denton City Guide PDF.

CITY SNAPSHOT

Denton at a Glance

Denton is both a regional employment/education center and the seat of one of the fastest-growing counties in the country. Its real-estate market is affected by student demand, conventional family housing, new construction, age-targeted communities, apartments, historic neighborhoods and large southern-edge developments all at once.

Measure	Latest cited figure	Why it matters
Population estimate	169,431 (July 1, 2025)	Up 21.1% from the April 2020 estimate base.
2020 Census population	139,869	Shows the speed of post-2020 growth.
UNT enrollment	42,016 (Fall 2026)	One of the largest direct drivers of rental, retail and employment demand.

Measure	Latest cited figure	Why it matters
TWU system enrollment	16,338	Health, education and graduate programs add another major university population.
Denton parks	41 parks	City reports 5,000+ acres of open space.
Trails	73+ miles	Citywide system supporting recreation and neighborhood connectivity.
A-train	21 miles	Regional commuter rail connects Denton to DART at Trinity Mills.

U.S. Census Bureau QuickFacts - Denton • City of Denton profile

TWO MARKETS OCCUPYING THE SAME CITY

Denton Is a College Town and a Suburban Growth City at the Same Time

Denton behaves differently from Frisco, McKinney or Lewisville because the university economy and the suburban growth economy overlap. Near UNT and TWU, rental turnover, duplexes, older homes and student-oriented apartments matter. Farther north, south and east, conventional subdivisions, master-planned communities and new builders dominate the market.

University demand

Tens of thousands of students plus faculty/staff create durable apartment, rental-home, retail and service demand.

Conventional household growth

Denton added almost 30,000 residents from its 2020 Census count to the 2025 estimate, expanding demand far beyond the student market.

New land still exists

Unlike built-out inner-ring cities, Denton can still absorb thousands of homes through developments such as Landmark and other edge communities.

Real-estate implication: the same citywide median can include a 1950s home near campus, a new production home in south Denton, an active-adult home in 76207 and a larger custom property in 76210 or 76226. Treat Denton as multiple markets.

COUNTY-SEAT HISTORY

The Square Still Defines Denton's Identity

Denton was established in **1857** around the location of today's courthouse and incorporated in **1866**. The 1896 Denton County Courthouse-on-the-Square remains the visual and cultural anchor of downtown.

> **1857:** Denton is established as the Denton County seat.
>
> **1866:** Denton incorporates.
>
> **1890:** The institution that became the University of North Texas is founded.
>
> **1901:** The institution now known as Texas Woman's University is founded.
>
> **20th century:** Music, higher education, manufacturing and county government become central to Denton's economy.
>
> **2020s:** Downtown planning, Rayzor Ranch, major residential development and regional growth reinforce Denton as a city rather than simply a college town.

Downtown Denton • Discover Denton - Downtown Square

CREATIVE DENTON

Live Music, Public Art & Festivals Are Part of the Housing Story

Denton's cultural economy is not an accessory - it is part of the city's demand profile.

The downtown Square, UNT's music programs, independent venues, festivals and arts organizations attract students, residents, visitors and creative professionals who often value older central neighborhoods and walkable districts differently from outer-suburban buyers.

Denton Arts & Jazz Festival

The 2026 festival ran Sept. 11-13 with five outdoor stages and remains one of Denton's signature annual events.

Day of the Dead Festival

The Oct. 22-25, 2026 downtown event combines music, art, a twilight parade, coffin races and local cultural programming.

Denton Blues Festival

The 28th annual festival returned to Quakertown Park in September 2026, continuing Denton's deep live-music identity.

Denton Arts & Jazz Festival • Day of the Dead Festival • Denton Blues Festival

---

EDUCATION ECONOMY

UNT + TWU Create a Permanent Demand Engine

The University of North Texas reported **42,016 students in fall 2026**, including 6,388 new freshmen and 3,434 new transfer students. Texas Woman's University entered fall 2026 forecasting a **5.1% total-enrollment increase** from fall 2025, driven partly by a 22.7% increase in new first-time college students.

UNT

Denton's largest university creates demand for rentals, faculty/staff housing, retail, entertainment and transit.

TWU

The university's health, nursing, education and graduate programs diversify the local workforce and rental market.

Investor caution

Proximity to campus does not automatically make a rental attractive. Verify zoning, parking, lease history, property condition, occupancy rules and realistic operating costs.

UNT Fall 2026 enrollment • TWU Fall 2026 enrollment outlook • TWU system profile

---

HOUSING MARKET

Denton Real Estate Market: Fall 2026

Denton's market shows more inventory and negotiating room than the peak pandemic years. Realtor.com's September 2026 city summary reports a **$384,733 median listing price**, **$357,690 median sold price**, **1,287 active listings** and **57 median days on market**.

Redfin's current city series is through August 2026 and reports a rolling three-month median sale price of **$380,995**, **492 August sales**, **63 median days on market** and a **97.8% sale-to-list ratio**. Zillow's September typical home value is **$343,177**, down 3.1% year over year.

Buyer leverage is real

Zillow reports 65% of August sales closed below list price, while Redfin says 45.4% of listings had price drops.

New construction matters

Builder incentives in Landmark, Country Lakes, Glenwood Meadows and other communities can compete directly with resales.

Rental demand is unusually deep

Universities plus a large apartment inventory create meaningful rent-vs.-buy competition and investor demand.

Denton is cheaper than the county average

Zillow's September typical value for Denton was $343,177 versus $432,421 for Denton County overall.

Realtor.com Denton market • Redfin Denton market • Zillow Denton home values

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **492 homes sold in August 2026**, the latest completed citywide Redfin count publicly exposed in its current series. Its recently sold search shows **162 homes sold in the past month**, a rolling recent-sales window that includes October closings. Realtor.com's September market summary does not expose a completed-month sold count on the market-overview page.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
August 2026	492 homes sold	$380,995 rolling 3-month median	Redfin city tracker.
September 2026	1,287 active listings	$357,690 median sold price	Realtor.com completed-month summary.
September month-end	684 for-sale listings	$343,177 typical home value	Zillow inventory + ZHVI; not a sold-price median.
Current rolling month	162 homes sold	Property-specific	Redfin recently-sold search; not a calendar-month total.
Homes.com archive	2,331 recently sold records	Property-specific	

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
			Multi-period archive; useful for comps, not a 2026 YTD count.

For a defensible 2026 year-to-date number: run NTREIS using Denton city limits, closed status, Jan. 1 through the reporting date, and consistent property-type filters. Public portals expose different periods and coverage.

Redfin recently sold Denton • Homes.com sold Denton • NTREIS

MICRO-MARKETS

Denton Housing Submarkets & Price Tiers

Downtown / 76201

Older homes, student rentals, historic properties and infill. Walkability and campus/downtown access often matter more than subdivision amenities.

Northeast / 76209

Established neighborhoods, smaller homes and renovation opportunities generally trade below newer south/west sectors.

South Denton / 76210

Newer subdivisions, larger homes and I-35 access create a conventional suburban resale market.

North / 76207

Mix of established housing, active-adult communities, Rayzor Ranch access and expanding new construction.

East / 76208

New construction, acreage edges and growing subdivisions compete alongside established neighborhoods.

76226 / south growth edge

New communities and larger homes connect Denton with Argyle-area growth, requiring careful city-limit and school-district verification.

NEW CONSTRUCTION & MASTER PLANNING

Landmark, Rayzor Ranch & Denton's Next Housing Cycle

South Denton

Landmark by Hillwood

Landmark is a roughly **3,200-acre** master-planned residential and commercial development. At full buildout, City economic-development materials project **6,000+ homes** and approximately **5 million square feet** of commercial, entertainment and office space. Phase one includes 747 homesites, 250,000 square feet of commercial space and 600 multifamily units.

US 380

Rayzor Ranch

The mixed-use district already contains more than 500,000 square feet of commercial space plus hotel/convention, restaurants, apartments, townhomes and detached homes. A 148,000-square-foot Target and continuing restaurant/retail additions expand the regional draw.

New detached housing

Country Lakes / Glenwood Meadows

City economic-development reporting identified 248 Bloomfield homes under construction across these communities, adding conventional new-home inventory.

Retail expansion

H-E-B

City development reporting lists two planned H-E-B stores: one at Landmark and another near University/Bonnie Brae, reinforcing the city's north/south growth corridors.

Resale-agent takeaway: Denton sellers increasingly compete with builders. Compare the resale home's after-repair value, maturity, lot, commute and school assignment against builder rate incentives and closing-cost packages.

City economic development report • Denton development activity dashboard

A VERY CURRENT 2026 HOUSING ISSUE

Denton's Apartment Pipeline Has Already Exceeded Its Old 2040 Projection

A July 2026 City staff report said Denton had approximately **26,500 existing apartment units**, another **4,286 units actively under construction** and **1,621 units in pre-development**. If that pipeline completes, the total would reach roughly **32,407 units** - already exceeding the older Comprehensive Plan's anticipated 2040 apartment target.

> **Why this matters:** Denton's university economy can absorb substantial rental housing, but an abundant apartment pipeline can pressure rent growth and make investor underwriting more sensitive to concessions, occupancy and location.

City staff also reported that new multifamily submittals had slowed due to construction costs, lower rents and abundant supply. For owner-occupied real estate, that means Denton can simultaneously have strong population growth and softening rental economics.

City July 2026 multifamily report.

BUYER & RELOCATION DUE DILIGENCE

What Denton Buyers Should Verify

- **Student-rental adjacency:** proximity to UNT/TWU can affect parking, turnover, noise and investor competition.
- **Builder incentives:** new communities may offer rate buydowns that materially change payment comparisons.
- **School district:** Denton mailing addresses and city limits can overlap multiple school districts at outer edges; verify exact assignment.
- **Flood/drainage:** check FEMA, City drainage data and site-specific history, especially near creeks and low-lying corridors.
- **Road projects:** Bonnie Brae, US 380, I-35 and local arterial work can temporarily disrupt access while changing long-term commute patterns.
- **Apartment pipeline:** investors should evaluate the volume of nearby new units and concessions before assuming rent growth.
- **Historic/downtown rules:** verify preservation requirements, parking and redevelopment plans near the Square.
- **Utility costs:** Denton operates municipal electric and other utilities; review property-specific bills and rate schedules.

SELLER STRATEGY

How Denton Sellers Can Stand Out

Comp against builders where relevant

New-home incentives in growth corridors can affect resale pricing even when the builder's headline price looks higher.

Sell the location correctly

UNT/TWU access, the Square, DCTA rail, parks, I-35 and Rayzor Ranch each appeal to different buyer segments.

Show system condition

Older central homes benefit from clear documentation of roof, HVAC, foundation, electrical, plumbing and sewer updates.

DFW Pics listing-media opportunity: Denton's historic homes, new subdivisions, student-area properties and acreage-edge listings need different visual stories. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

THE NEXT DECADE OF THE SQUARE

Design Downtown Denton

The City has adopted **Design Downtown Denton**, a strategic blueprint for downtown addressing housing, parks, mobility, bike/pedestrian connections, historic preservation and public investment.

The Original Denton District cultural designation reinforces downtown as a creative district, while broader planning encourages new housing and mixed-use development without erasing historic character.

Real-estate implication: downtown Denton is not only a preserved historic district. It is an active redevelopment area where parking, density, streetscape improvements, housing and preservation policy will continue changing property context.

Design Downtown Denton / Original Denton District.

REGIONAL TRANSIT

DCTA A-train, Connect Bus & GoZone

DCTA's **21-mile A-train** connects Denton with Lewisville and DART's Green Line at Trinity Mills in Carrollton. Denton has two A-train stations: Downtown Denton Transit Center and MedPark.

Downtown Denton Transit Center

Serves A-train, Connect Bus, Access paratransit and GoZone, making it the core of Denton's transit network.

MedPark Station

Provides rail access from southeast Denton and a free-fare A-train zone between MedPark and downtown.

DART connection

Trinity Mills provides transfer to DART Green Line and the broader Dallas transit system.

DCTA A-train • DCTA station locations

INFRASTRUCTURE PRESSURE

I-35, US 380 & Bonnie Brae

Denton's growth makes road capacity a real-estate issue rather than background infrastructure. Bonnie Brae has been widened in phases to create a continuous four-lane divided arterial from south Denton toward Loop 288, with major bond funding dedicated to the corridor.

US 380 remains the primary east-west commercial/growth spine, while I-35E and I-35W connect in Denton and make the city a gateway between DFW and points north/west.

> **Buyer rule:** test the actual commute at peak hours and check active City/TxDOT project maps. A five-mile distance in Denton can mean very different travel times depending on interchange and construction conditions.

Bonnie Brae project • Denton capital projects

EMPLOYMENT & COMMERCIAL GROWTH

Growth Beyond Housing: Retail, Manufacturing & Major Mixed-Use Development

Landmark commercial buildout

At full development, Landmark is planned for about 5 million square feet of commercial, office and entertainment uses in addition to housing.

Rayzor Ranch

The US 380 district continues adding retail, restaurants, hotel/ convention uses and housing, strengthening Denton's regional retail position.

Manufacturing

City economic-development materials highlight projects such as Mayday Manufacturing's expansion and Enginetech's North American headquarters.

Denton community/economic profile • Development activity

CURRENT PLANNING ISSUE

Data Centers Are a Live 2026 Land-Use Debate

Denton spent 2026 evaluating how large data centers should fit into the city's industrial and development framework. The City scheduled public hearings on a possible data-center moratorium for Sept. 22 and **Oct. 27, 2026**, while also considering Development Code amendments defining and regulating enterprise, modular and warehouse data centers.

> **Why property owners should care:** data centers can involve substantial land, electric infrastructure, water/cooling needs, generators and industrial-scale buildings. Buyers near employment/industrial corridors should follow current zoning rules rather than assuming future uses from today's landscape.

Data-center moratorium hearing • Data-center code amendment

EDUCATION

Denton ISD: District-Level Research + Address-Level Verification

Denton ISD's own accountability page currently lists an overall **B rating for 2025**, while TEA's 2026 reports show significant variation by campus. For example, Ray Braswell High School received a **B / 80** in 2026.

The district also earned its **24th consecutive A / Superior Achievement** rating in the state's 2026 financial accountability system.

> **Buyer rule:** Denton city limits and Denton mailing addresses can interact with multiple school districts in growth areas. Verify the exact property address and review the current TEA campus report rather than relying on a citywide reputation.

Denton ISD accountability • TEA 2026 accountability system • Denton ISD financial accountability

---

OUTDOOR DENTON

41 Parks, 5,000+ Acres of Open Space & 73+ Miles of Trails

The City reports **41 parks**, more than **5,000 acres of open space** and just over **73 miles of trails**. The system includes major sports complexes, neighborhood parks, lakes, greenways and historically significant Quakertown Park.

North Lakes Park

A 351-acre park with lakes, sports fields, trails, recreation facilities and large open-space areas.

South Lakes Park

About 187 acres with trails, lakes, fishing, courts, playgrounds and recreation space.

Quakertown Park

A 32-acre Lone Star Legacy Park with important African American community history and central-city cultural significance.

City parks/open-space summary • North Lakes Park • South Lakes Park • Quakertown Park

---

OWNERSHIP COST

Denton Property Taxes: FY 2027

Denton City Council adopted the FY 2027 budget on Sept. 22, 2026 with a municipal property-tax rate of **$0.548485 per $100 valuation**, approximately five cents below the prior year's rate.

The adopted FY 2027 budget totals about **$2.223 billion**, including a roughly **$1.426 billion Capital Improvement Program**. That scale reflects the road, utility and facility investment required by rapid population growth.

Total-bill reminder: the City rate is only one component. Denton County, school district, college and any special-district obligations also affect the parcel's annual tax burden.

FY 2027 budget and tax rate • Denton Central Appraisal District

2027 OUTLOOK

What to Watch in Denton Real Estate in 2027

Denton enters 2027 with strong population growth but softer home-value and rent metrics than peak-cycle conditions. That combination can create opportunity for buyers while forcing sellers, builders and investors to compete more carefully.

Landmark begins changing south Denton

As homes, commercial space and infrastructure become visible, Landmark should influence traffic, retail demand and new-construction comps.

Apartment absorption matters

Denton's large existing and under-construction multifamily supply makes occupancy and concessions critical indicators for investor demand.

Downtown planning moves into implementation

Housing, public space, mobility and preservation priorities from Design Downtown Denton should increasingly shape projects.

University demand stays durable

UNT and TWU enrollment continue supporting rentals, services and central-city activity even when broader housing demand slows.

Data-center policy may reshape industrial corridors

The outcome of the 2026 policy debate could materially change the type and scale of industrial development allowed in future years.

Mortgage rates remain the affordability lever

The Texas Real Estate Research Center's statewide baseline through summer 2027 anticipates mortgage rates broadly in the 6%-7% range.

Texas Real Estate Research Center forecast.

BOOKMARK THESE

Denton Official & Approved Resource Directory

City of Denton
Government, services and news

Denton Development Activity
Active projects and dashboard

Denton Land Development
Zoning, hearings and development notices

Design Downtown Denton
Downtown strategy and cultural district

Denton Capital Projects
Road, utility and public-facility projects

Discover Denton
Visitor, arts, music and events resources

University of North Texas
University resources

Texas Woman's University
University resources

DCTA
A-train, bus and GoZone

Denton ISD
District and school resources

Denton CAD
Property appraisal records

Denton County Tax Office
Property-tax resources

Denton Parks
Parks and facilities

NTREIS
Professional North Texas MLS data

Redfin Denton
Allowed housing-market source

Realtor.com Denton
Allowed housing-market source

Zillow Denton
Allowed home-value source

Homes.com Denton
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Denton, Texas FAQ

How many people live in Denton, Texas?

The U.S. Census Bureau estimated Denton at 169,431 residents on July 1, 2025.

How fast is Denton growing?

The Census Bureau estimates Denton grew 21.1% from the April 2020 estimate base through July 2025.

What is the Denton median home price in 2026?

Realtor.com reports a September 2026 median sold price of $357,690. Redfin's latest city series reports a rolling three-month median sale price of $380,995 through August. The sources use different methodologies.

How many homes sold in Denton in August 2026?

Redfin reports 492 Denton homes sold in August 2026.

How many homes sold in Denton recently?

Redfin's current recently-sold search reports 162 homes sold in the past month. That is a rolling period rather than an exact October calendar-month total.

How many homes sold in Denton this year?

Public portals do not provide a clean Jan. 1-through-current-date total under one methodology. Agents should use NTREIS for a precise year-to-date closed-sales count.

What is Landmark in Denton?

Landmark is a roughly 3,200-acre Hillwood master-planned development in south Denton planned for more than 6,000 homes and about 5 million square feet of commercial, office and entertainment space at full buildout.

What is Rayzor Ranch?

Rayzor Ranch is a large mixed-use district along US 380 containing retail, hotel/convention space, apartments, townhomes, detached homes and ongoing commercial additions.

How many students attend UNT?

The University of North Texas reported 42,016 students in fall 2026.

How large is Texas Woman's University?

TWU reports 16,338 students systemwide. Its fall 2026 enrollment was forecast to increase 5.1% from fall 2025.

Does Denton have commuter rail?

Yes. DCTA's 21-mile A-train connects Downtown Denton and MedPark with Lewisville and DART's Green Line at Trinity Mills in Carrollton.

What is Denton's city property-tax rate?

Denton adopted an FY 2027 municipal property-tax rate of $0.548485 per $100 valuation.

How much apartment construction is happening in Denton?

A July 2026 City report identified approximately 26,500 existing apartment units, 4,286 units under construction and 1,621 in pre-development.

Why is Denton debating data centers?

The City is reviewing land-use rules for large enterprise, warehouse and modular data centers and scheduled 2026 hearings on a possible moratorium and new development standards.

What is Design Downtown Denton?

It is the City's strategic downtown plan addressing housing, parks, mobility, pedestrian/bicycle improvements and historic preservation for the coming years.

What is Denton ISD's rating?

Denton ISD's accountability page currently lists an overall B rating for 2025. TEA's 2026 campus ratings vary by campus, so buyers should review the current address-specific report.

How much park and trail space does Denton have?

The City reports 41 parks, more than 5,000 acres of open space and just over 73 miles of trails.

What should buyers compare when choosing new construction versus resale in Denton?

Compare builder incentives, mortgage buydowns, lot premiums, HOA or special-district costs, commute, school assignment, warranty coverage and the renovation/lot advantages of existing homes.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Denton and Denton County

DFW Pics provides professional real-estate photography, floor plans, Zillow 3D Home tours, walkthrough video, virtual staging and FAA Part 107 aerial media across Dallas-Fort Worth.

Visit DFW Pics | View Media Packages & Pricing

Guide disclaimer: This guide is for general informational and marketing purposes and is not legal, tax, lending, appraisal, inspection or investment advice. Housing portals use different methodologies and time windows. Development plans can change. Verify taxes, school assignments, zoning, apartment/project status, road construction, floodplain, HOA obligations and property condition for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.