

Montgomery County, MD

County · MD · Maryland

BALANCED MARKET

\$658K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

10,341

SALES (12 MO)

\$631K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



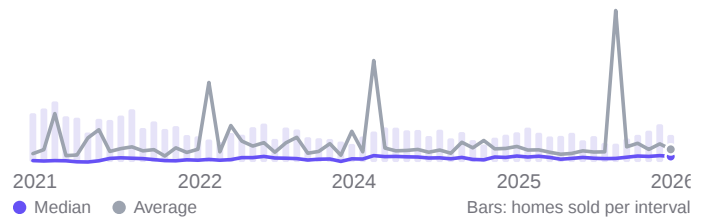
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$650K · Average \$845K

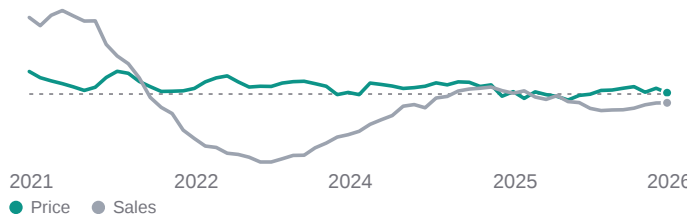


Growth (year over year)

Price +0.7% · Sales -4.7%

Price per square foot

\$320/ft²

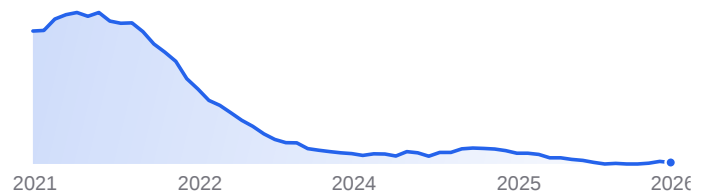
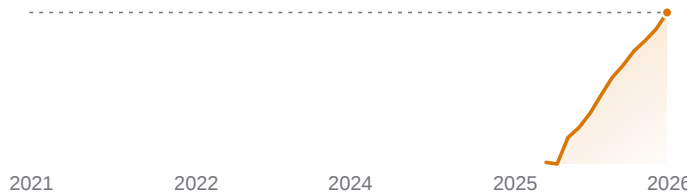


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

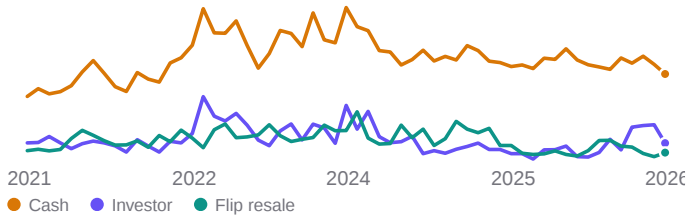
3.4%



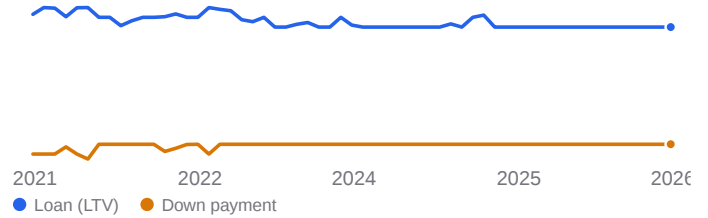
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 5.4% · Flip resale 3.5%

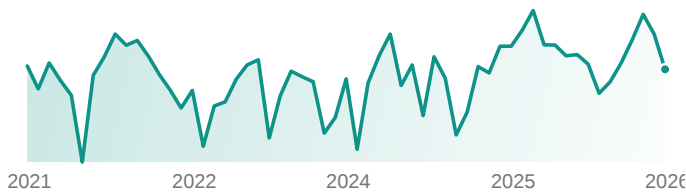


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



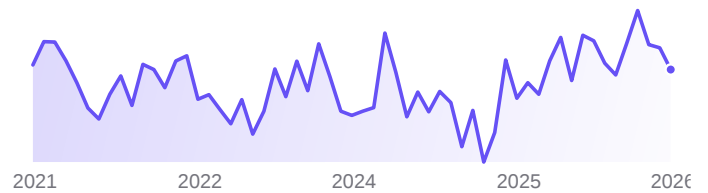
Sellers who sold at a gain

90%



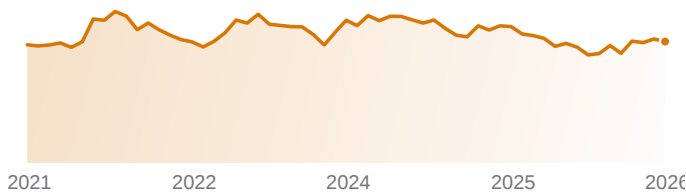
Typical hold before selling

8.6 yrs



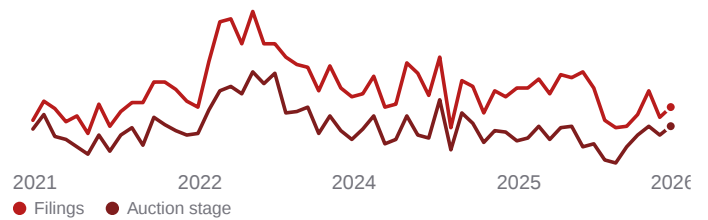
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 41 · Auction stage 28



HOUSING STOCK

Homes	305,571
Median value (AVM)	\$631K
Median size	2,004 ft²
Median year built	1979
Single family	60%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.1%
Owner occupied	77%
Company owned	15%
Median loan-to-value	56%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	1,079,118
Density	2,188 / mi²
Median household income	\$122K
Average household income	\$167K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	37
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	7.3%
Unemployment	0.9%
Average temp	55°F
Annual precip	44 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.