

Washington County, MD

County · MD · Maryland

BALANCED MARKET

\$306K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

1,945

SALES (12 MO)

\$317K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



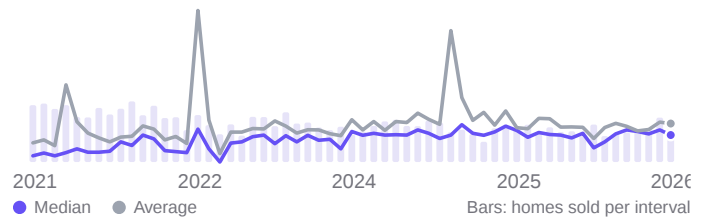
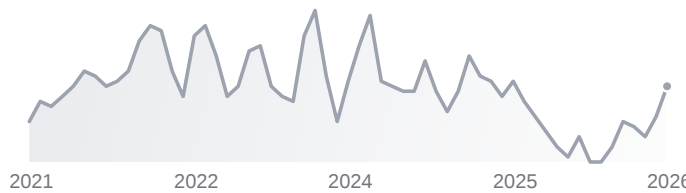
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$300K · Average \$333K

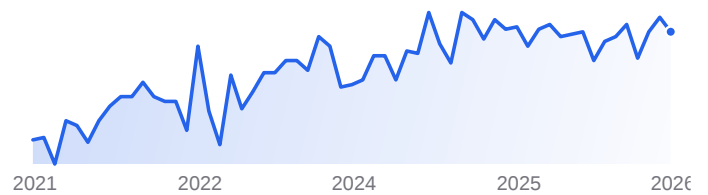
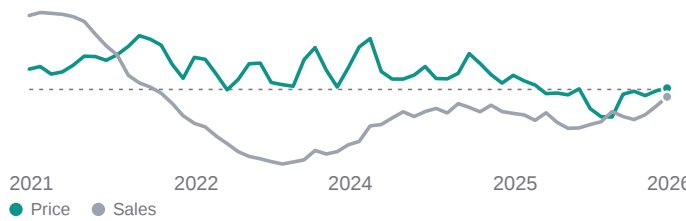


Growth (year over year)

Price +0.4% · Sales -2.5%

Price per square foot

\$199/ft²

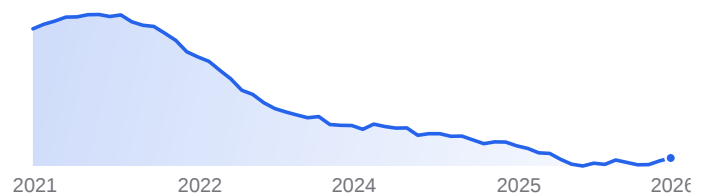
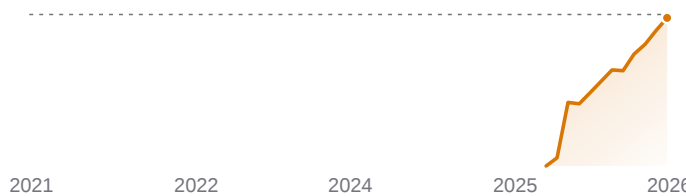


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

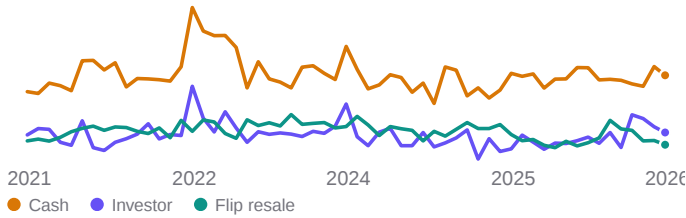
3.9%



BUYERS & OUTCOMES

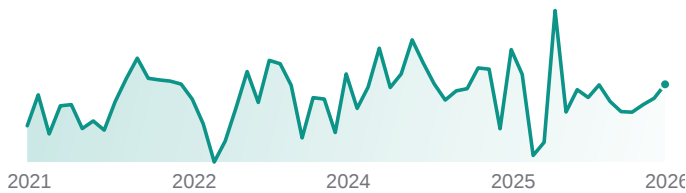
Buyer mix

Cash 24% · Investor 7.7% · Flip resale 4.1%



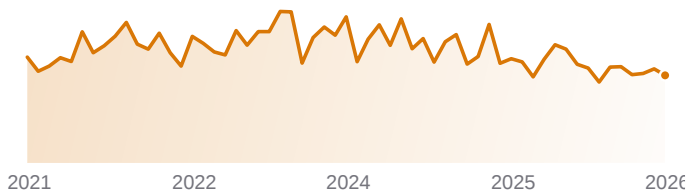
Sellers who sold at a gain

93%

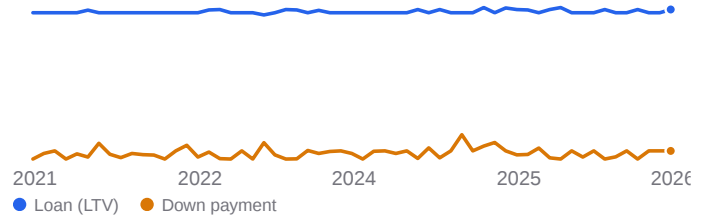


Median annualized return at resale

+4.9%

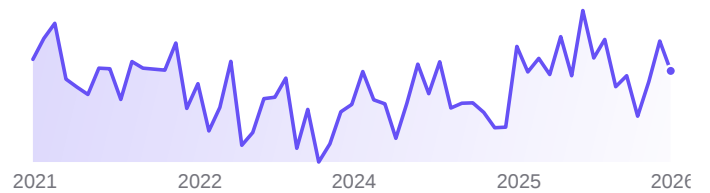


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



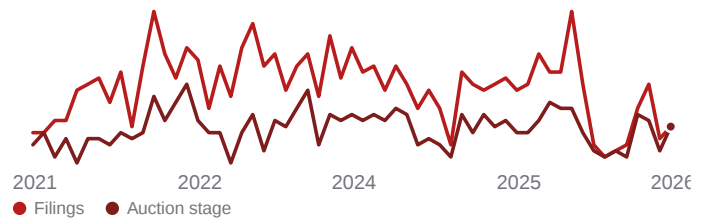
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	49,709
Median value (AVM)	\$317K
Median size	1,560 ft²
Median year built	1974
Single family	76%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.9%
Owner occupied	79%
Company owned	12%
Median loan-to-value	57%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	158,132
Density	345 / mi²
Median household income	\$74K
Average household income	\$98K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	44
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	10.1%
Unemployment	1.0%
Average temp	53°F
Annual precip	40 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.