

Waldorf 20601

ZIP code · MD · Maryland > Charles County > Waldorf

BUYER'S MARKET

\$417K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

338

SALES (12 MO)

\$435K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



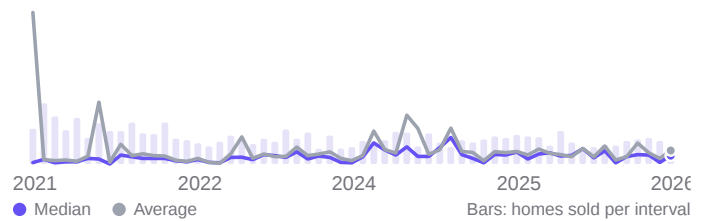
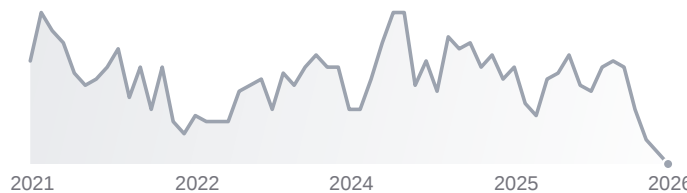
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$435K · Average \$481K

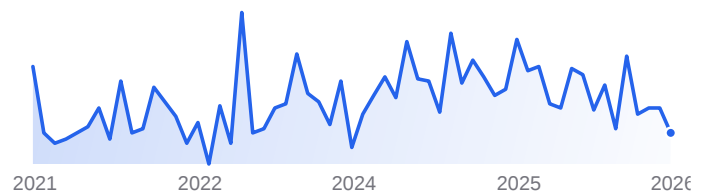
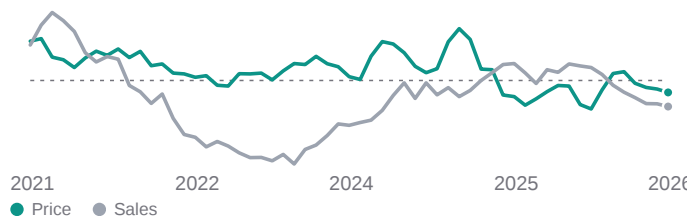


Growth (year over year)

Price -5.4% · Sales -11.7%

Price per square foot

\$209/ft²

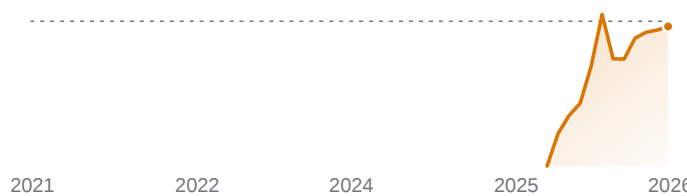


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

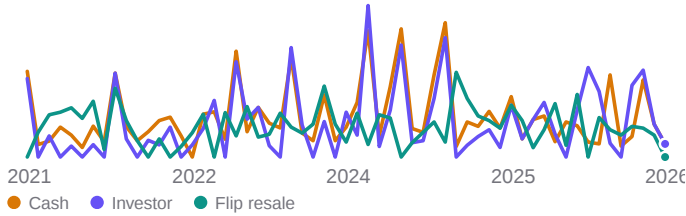
3.6%



BUYERS & OUTCOMES

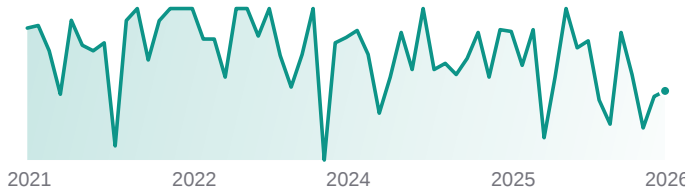
Buyer mix

Cash 4.0% · Investor 4.0% · Flip resale 0%



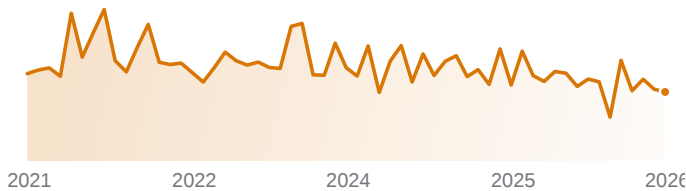
Sellers who sold at a gain

85%

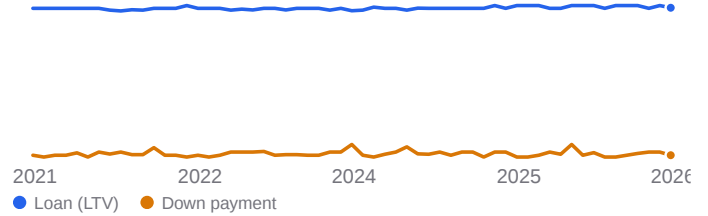


Median annualized return at resale

+3.3%

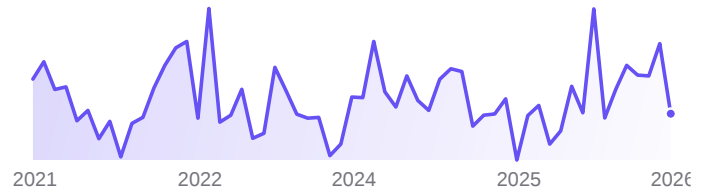


Financing (share of purchase price) Loan (LTV) 99% · Down payment 3.0%



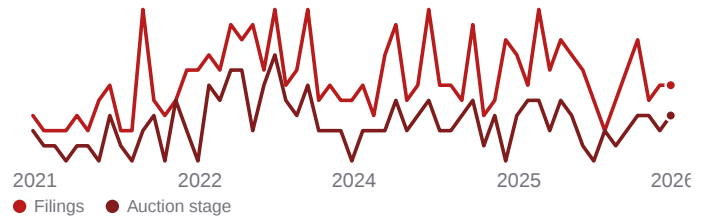
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	9,392
Median value (AVM)	\$435K
Median size	1,864 ft²
Median year built	1990
Single family	73%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	28%
Underwater (LTV 125% or more)	2.3%
Owner occupied	85%
Company owned	11%
Median loan-to-value	68%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	32,491
Density	695 / mi²
Median household income	\$125K
Average household income	\$143K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	30
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	4.7%
Unemployment	1.0%
Average temp	56°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.