

Avenue 20609

ZIP code · MD · Maryland > St. Mary's County

BALANCED MARKET

\$382K

MEDIAN SALE PRICE

-9.6%

1-YR CHANGE

20

SALES (12 MO)

\$447K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

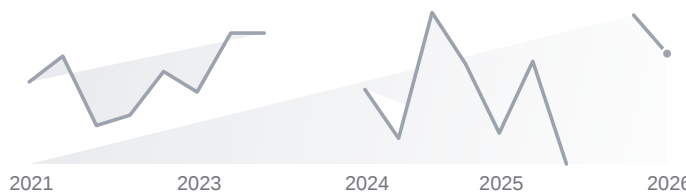
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

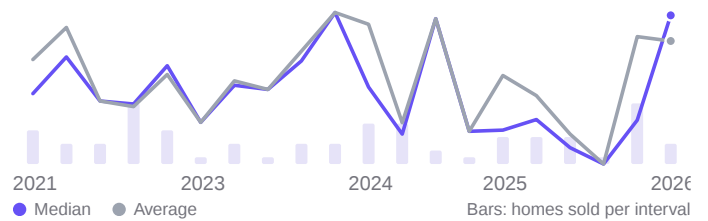
Market temperature (0–100)

52 / 100



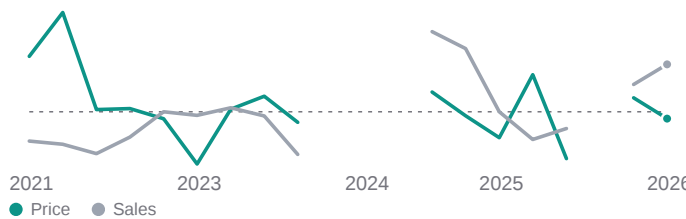
Sale prices

Median \$700K · Average \$602K



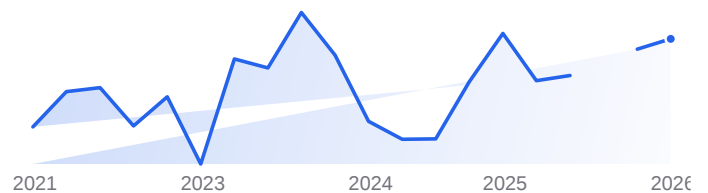
Growth (year over year)

Price -9.6% · Sales +66.7%



Price per square foot

\$277/ft²



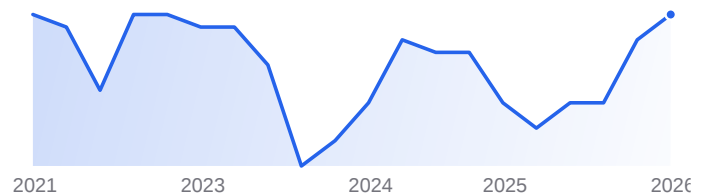
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

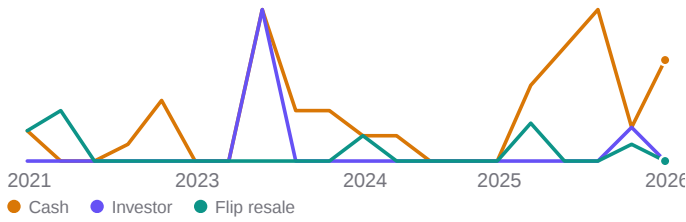
3.8%



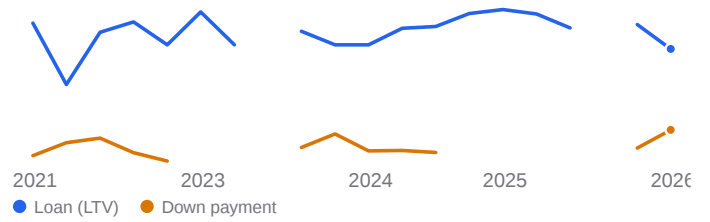
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

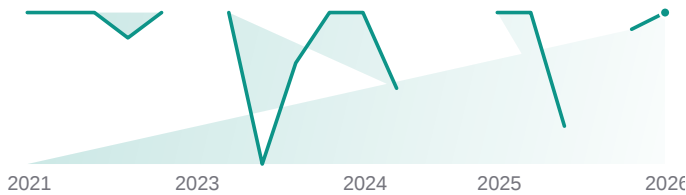


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



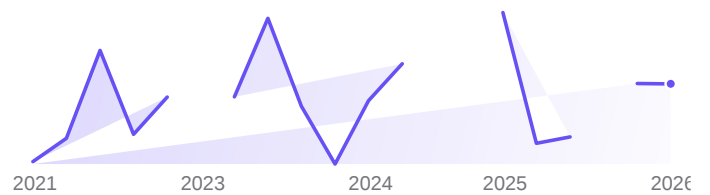
Sellers who sold at a gain

100%



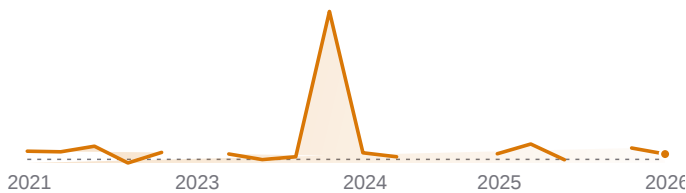
Typical hold before selling

9.9 yrs



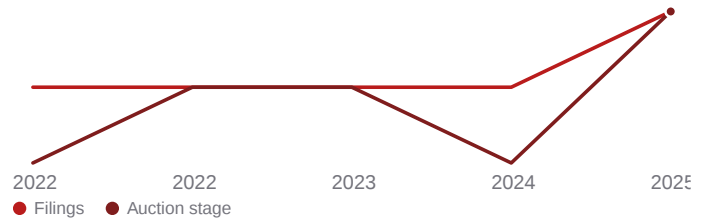
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	530
Median value (AVM)	\$447K
Median size	1,593 ft²
Median year built	1973
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.2%
Owner occupied	80%
Company owned	7.5%
Median loan-to-value	47%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	1,220
Density	98 / mi²
Median household income	\$100K
Average household income	\$117K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	31
Homes occupied	83%
Bachelor's or higher	15%
Poverty rate	1.6%
Unemployment	0.7%
Average temp	57°F
Annual precip	45 in
Sunshine	57%

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