

Bel Alton 20611

ZIP code · MD · Maryland > Charles County

BUYER'S MARKET

\$376K

MEDIAN SALE PRICE

-11.9%

1-YR CHANGE

11

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



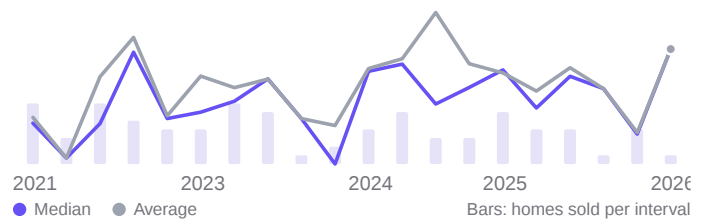
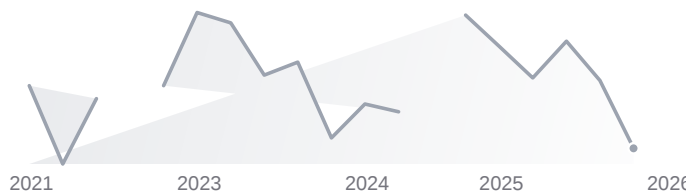
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$570K · Average \$570K

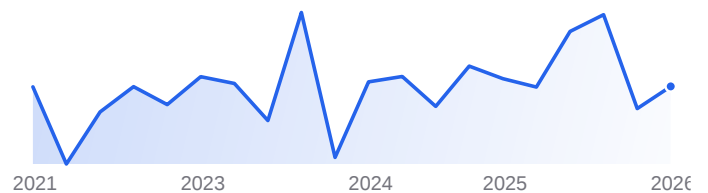
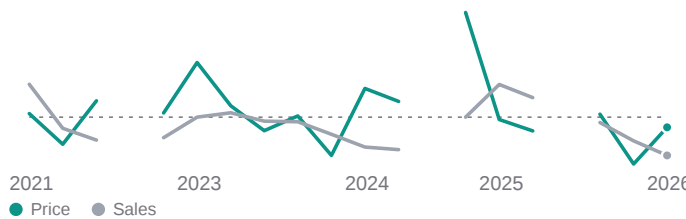


Growth (year over year)

Price -11.9% · Sales -45.0%

Price per square foot

\$211/ft²



Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

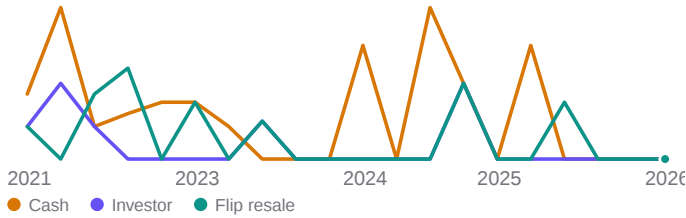
3.0%



BUYERS & OUTCOMES

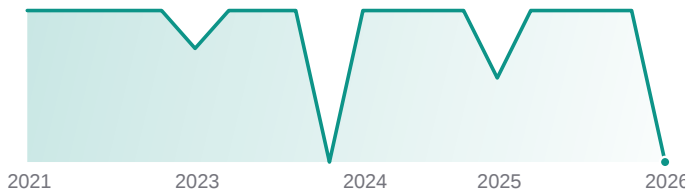
Buyer mix

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



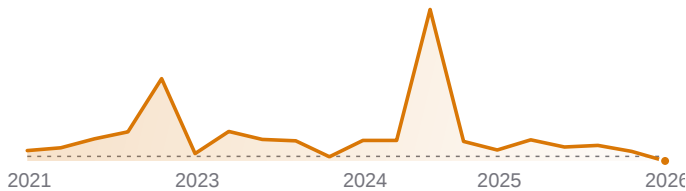
Sellers who sold at a gain

0%

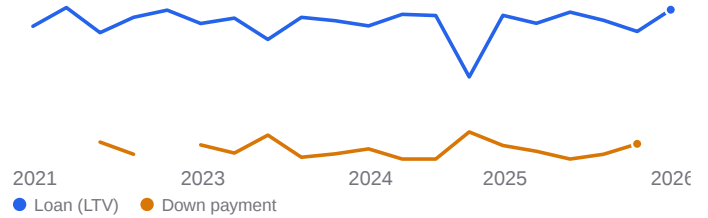


Median annualized return at resale

-1.9%

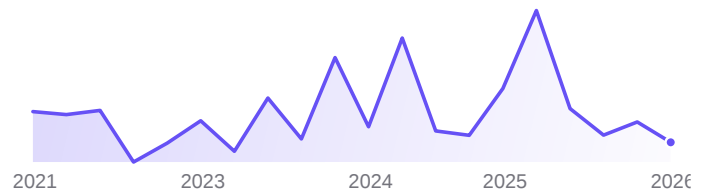


Financing (share of purchase price) Loan (LTV) 102% · Down payment 12%



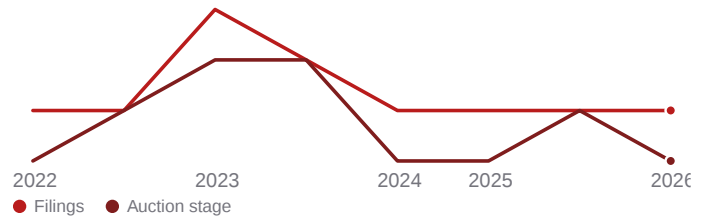
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	368
Median value (AVM)	\$467K
Median size	1,884 ft²
Median year built	1987
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	2.1%
Owner occupied	90%
Company owned	7.3%
Median loan-to-value	60%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	599
Density	94 / mi²
Median household income	\$137K
Average household income	\$174K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	32
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	4.3%
Unemployment	1.1%
Average temp	56°F
Annual precip	44 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.