

Benedict 20612

ZIP code · MD · Maryland > Charles County > Benedict

\$393K
MEDIAN SALE PRICE

4
SALES (12 MO)

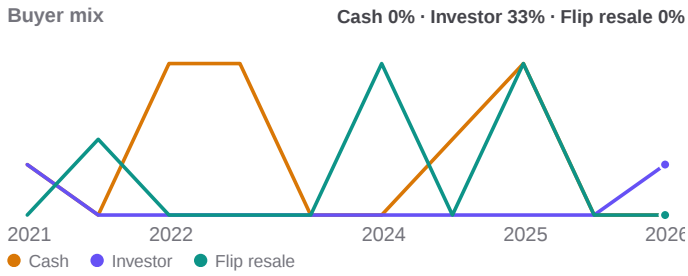
\$361K
MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

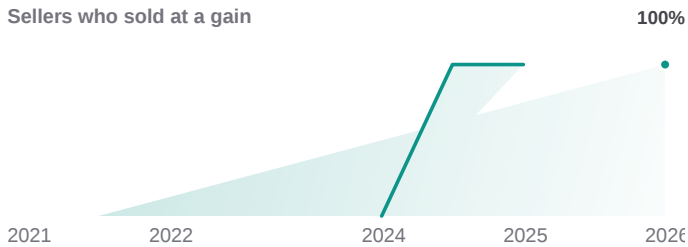


BUYERS & OUTCOMES

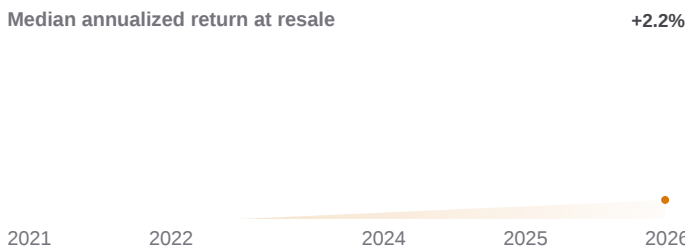
Buyer mix



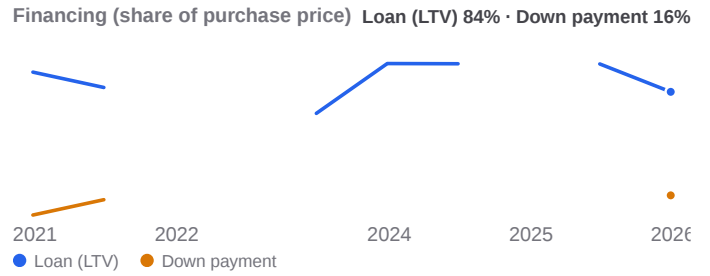
Sellers who sold at a gain



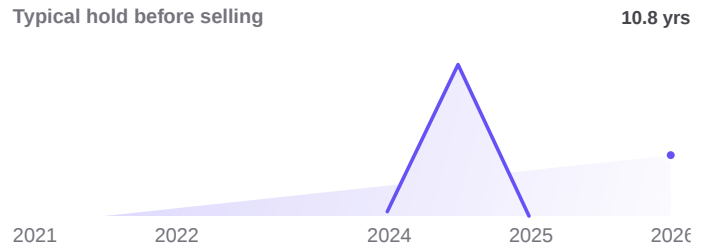
Median annualized return at resale



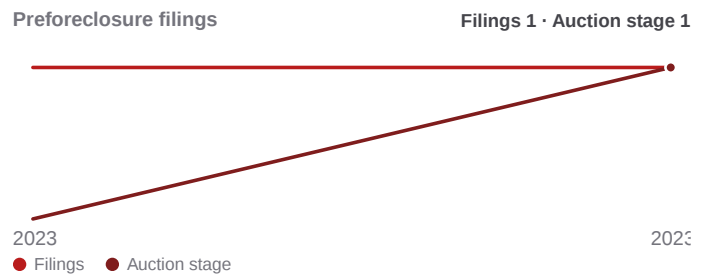
Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	75
Median value (AVM)	\$361K
Median size	1,392 ft²
Median year built	1957
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	5.1%
Owner occupied	77%
Company owned	19%
Median loan-to-value	47%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	145
Density	194 / mi²
Median household income	\$135K
Average household income	\$153K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	33
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	2.4%
Unemployment	1.1%
Average temp	57°F
Annual precip	46 in
Sunshine	57%

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