

Brandywine 20613

ZIP code · MD · Maryland > Prince George's County > Brandywine

BALANCED MARKET

\$552K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

338

SALES (12 MO)

\$504K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



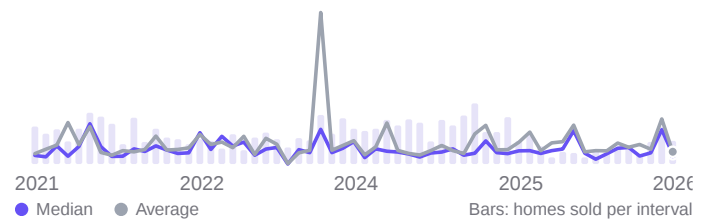
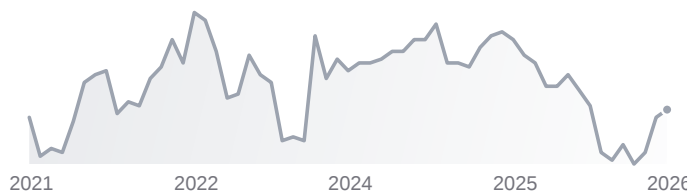
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$471K · Average \$494K

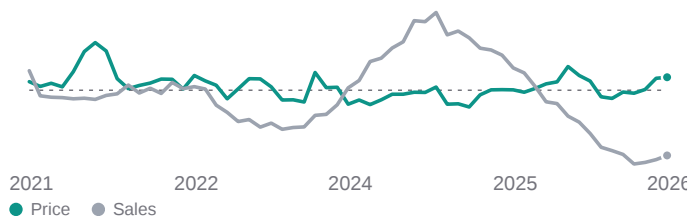


Growth (year over year)

Price +11.5% · Sales -57.3%

Price per square foot

\$245/ft²

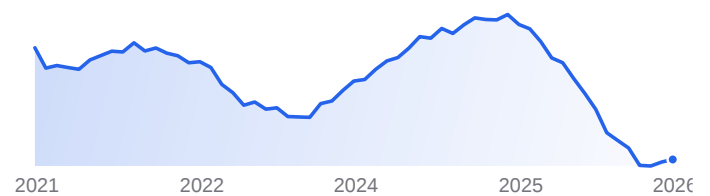


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

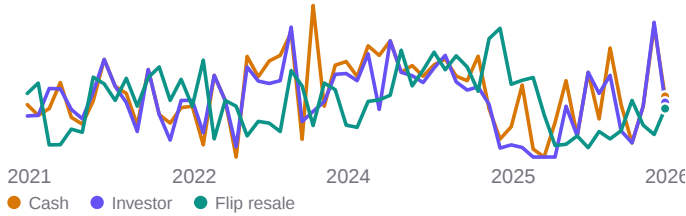
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 21% · Flip resale 19%



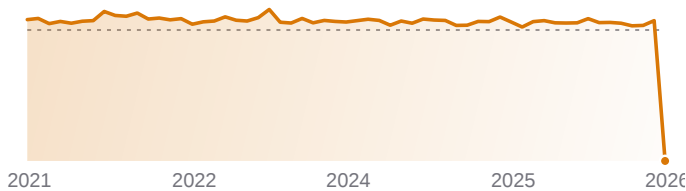
Sellers who sold at a gain

36%

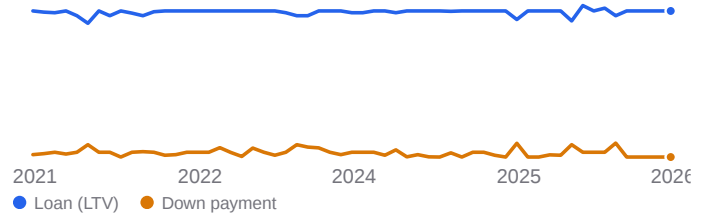


Median annualized return at resale

-62.1%

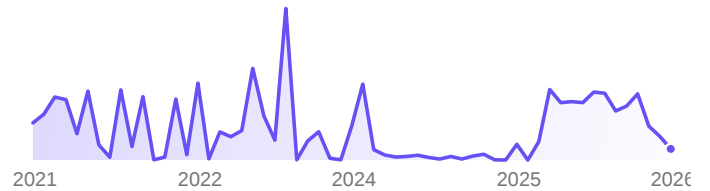


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



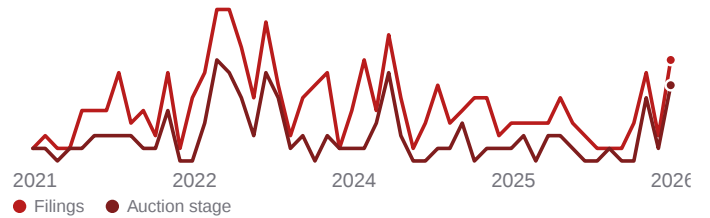
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 8 · Auction stage 6



HOUSING STOCK

Homes	7,713
Median value (AVM)	\$504K
Median size	2,005 ft²
Median year built	2005
Single family	72%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	24%
Underwater (LTV 125% or more)	2.4%
Owner occupied	88%
Company owned	10%
Median loan-to-value	76%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	16,007
Density	209 / mi²
Median household income	\$160K
Average household income	\$165K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	31
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	6.0%
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.