

Drayden 20630

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

BALANCED MARKET

\$666K

MEDIAN SALE PRICE

+21.4%

1-YR CHANGE

6

SALES (12 MO)

\$653K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



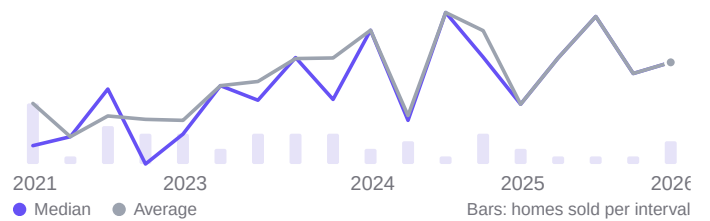
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$666K · Average \$666K

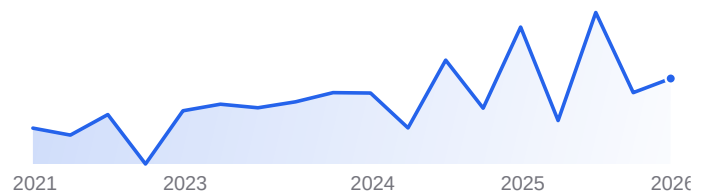
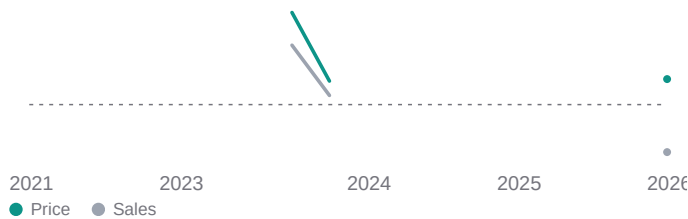


Growth (year over year)

Price +21.4% · Sales -40.0%

Price per square foot

\$262/ft²

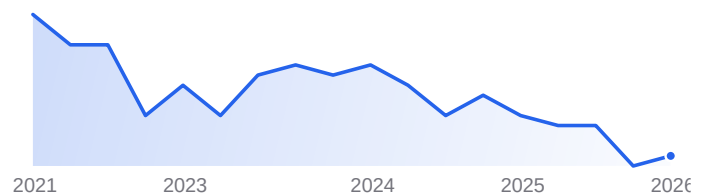


Sale premium vs estimated value

+2.8%

Annual turnover (share of homes sold)

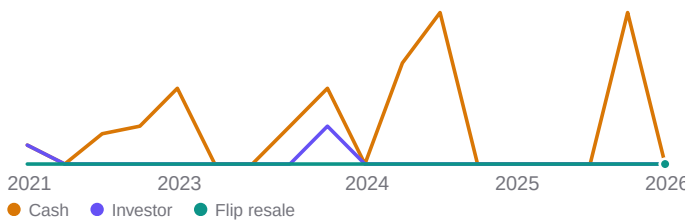
2.4%



BUYERS & OUTCOMES

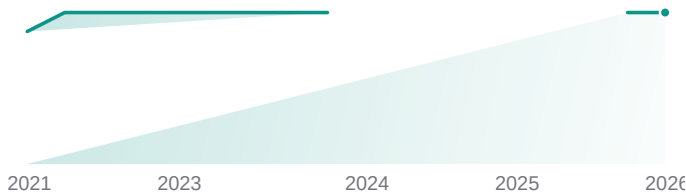
Buyer mix

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



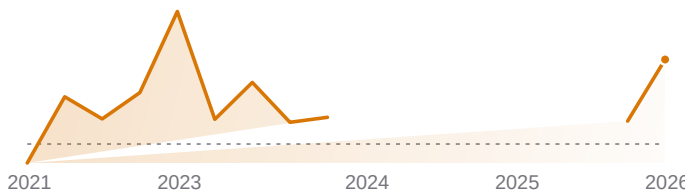
Sellers who sold at a gain

100%

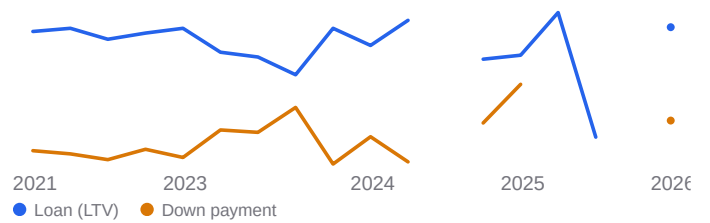


Median annualized return at resale

+14.2%

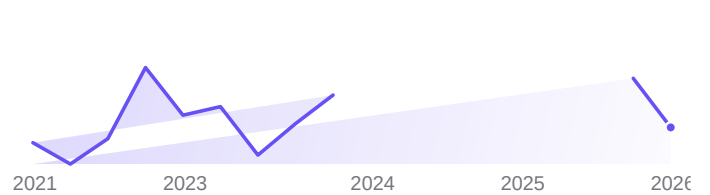


Financing (share of purchase price) Loan (LTV) 91% · Down payment 31%



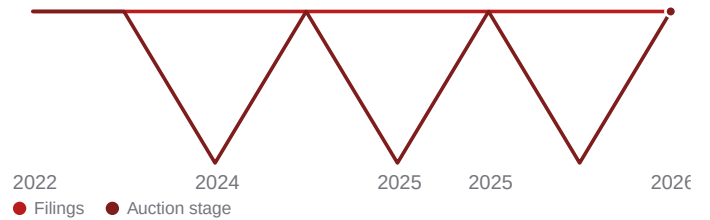
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	254
Median value (AVM)	\$653K
Median size	2,512 ft²
Median year built	1999
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	14%
Median loan-to-value	59%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	1,178
Density	94 / mi²
Median household income	\$169K
Average household income	\$181K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	33
Homes occupied	86%
Bachelor's or higher	26%
Poverty rate	3.3%
Unemployment	0.8%
Average temp	57°F
Annual precip	44 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.