

Nanjemoy 20662

ZIP code · MD · Maryland · Charles County

BUYER'S MARKET

\$274K

MEDIAN SALE PRICE

-30.6%

1-YR CHANGE

30

SALES (12 MO)

\$366K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



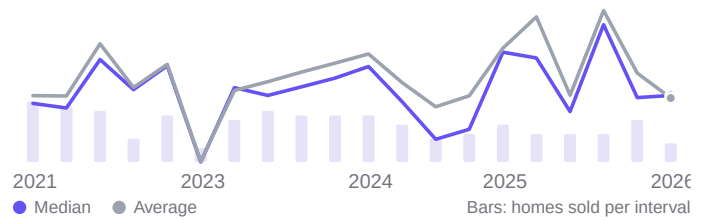
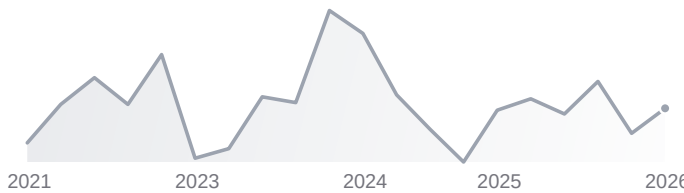
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$285K · Average \$275K

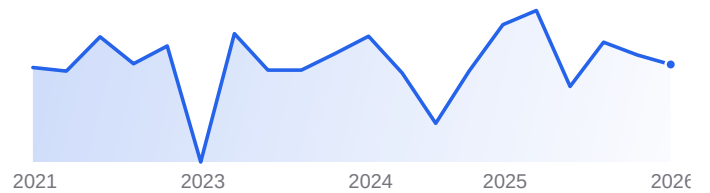
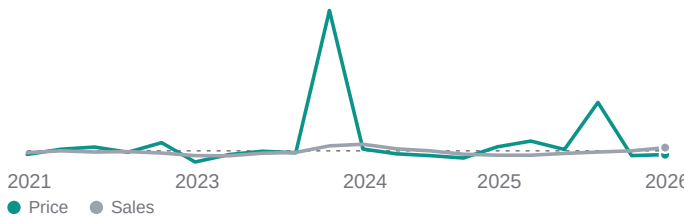


Growth (year over year)

Price -30.6% · Sales +25.0%

Price per square foot

\$188/ft²

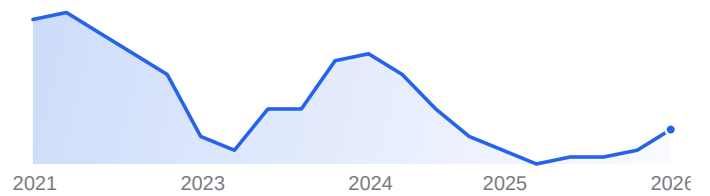


Sale premium vs estimated value

-9.5%

Annual turnover (share of homes sold)

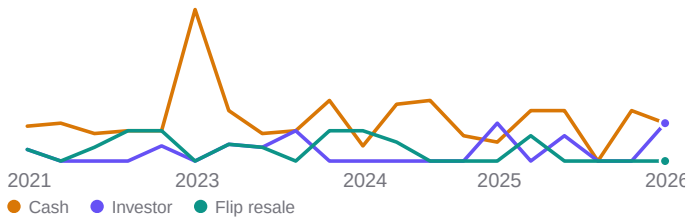
2.8%



BUYERS & OUTCOMES

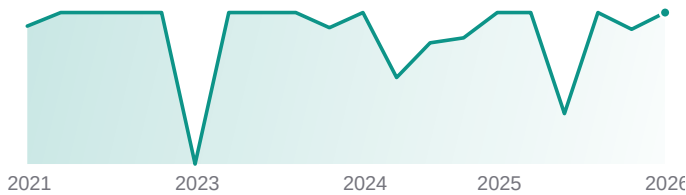
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



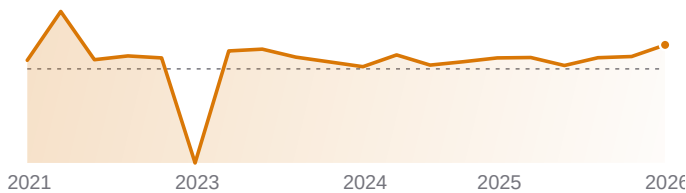
Sellers who sold at a gain

100%

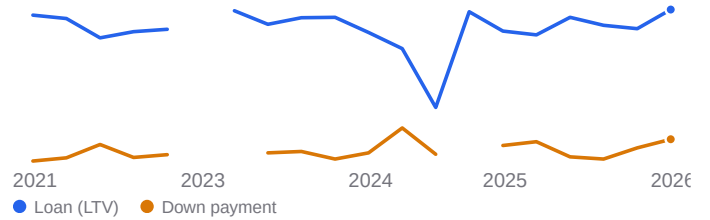


Median annualized return at resale

+14.0%

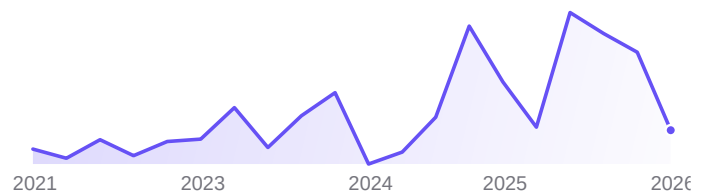


Financing (share of purchase price) Loan (LTV) 102% · Down payment 16%



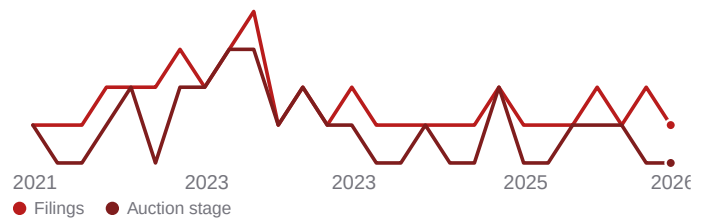
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,075
Median value (AVM)	\$366K
Median size	1,504 ft²
Median year built	1976
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	4.3%
Owner occupied	78%
Company owned	7.3%
Median loan-to-value	58%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	2,584
Density	24 / mi²
Median household income	\$75K
Average household income	\$94K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	45
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	14.3%
Unemployment	0.8%
Average temp	57°F
Annual precip	43 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.