

Piney Point 20674

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

SELLER'S MARKET

\$657K

MEDIAN SALE PRICE

+337.8%

1-YR CHANGE

18

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



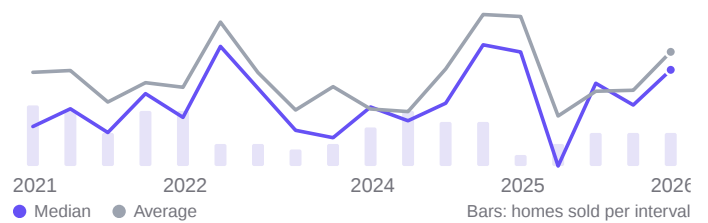
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$487K · Average \$551K

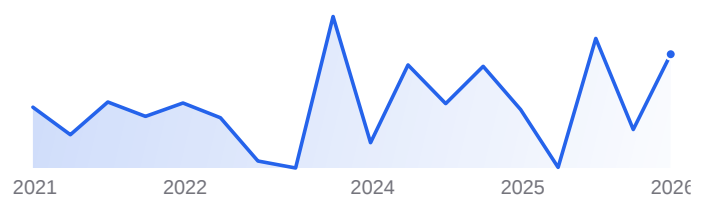
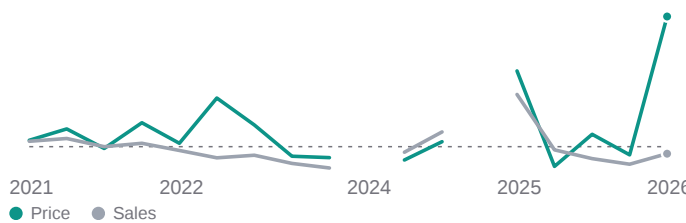


Growth (year over year)

Price +337.8% · Sales -18.2%

Price per square foot

\$300/ft²

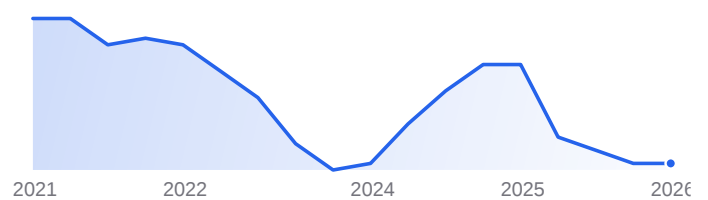


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

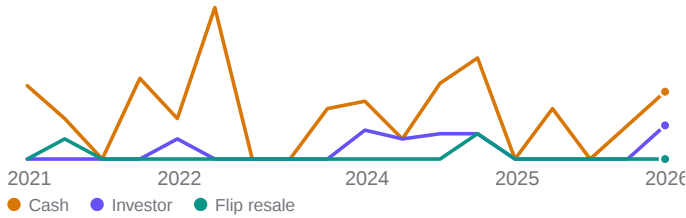
3.6%



BUYERS & OUTCOMES

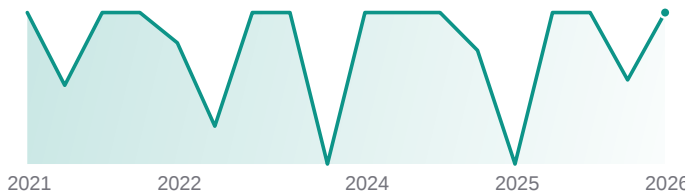
Buyer mix

Cash 33% · Investor 17% · Flip resale 0%



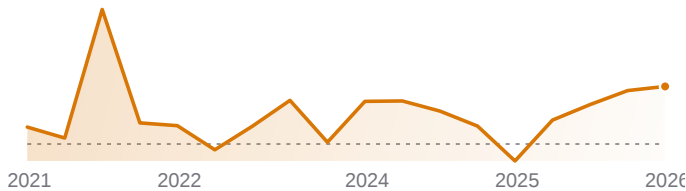
Sellers who sold at a gain

100%

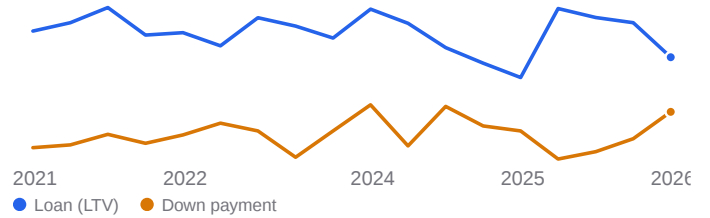


Median annualized return at resale

+11.6%

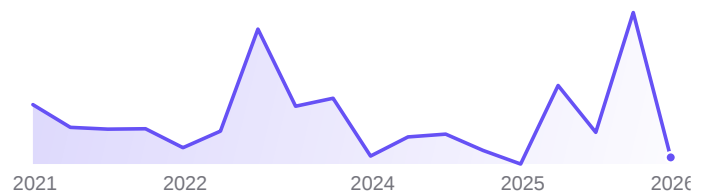


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



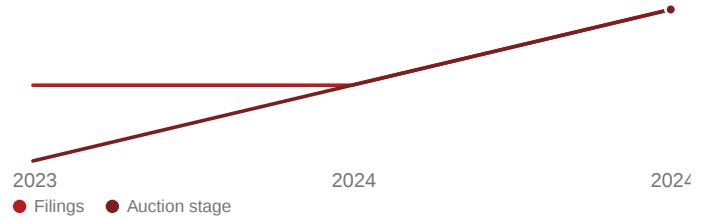
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	498
Median value (AVM)	\$469K
Median size	1,688 ft²
Median year built	1971
Single family	85%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	3.2%
Owner occupied	62%
Company owned	15%
Median loan-to-value	57%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	723
Density	13 / mi²
Median household income	\$134K
Average household income	\$146K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	28
Homes occupied	81%
Bachelor's or higher	31%
Poverty rate	2.9%
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.