

Mount Rainier 20712

ZIP code · MD · Maryland > Prince George's County > Mount Rainier

BUYER'S MARKET

\$367K

MEDIAN SALE PRICE

-17.5%

1-YR CHANGE

49

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



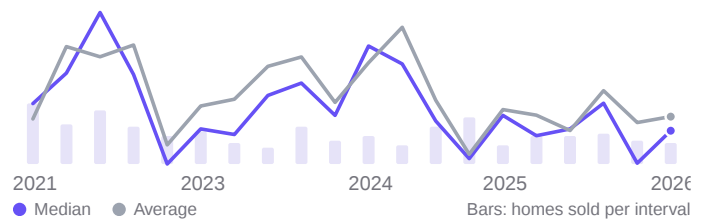
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$435K · Average \$454K

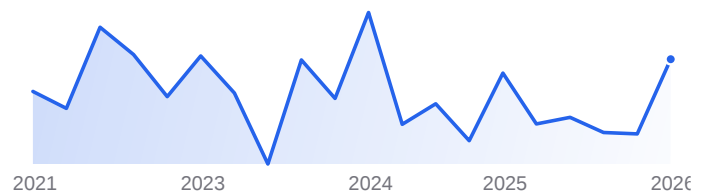
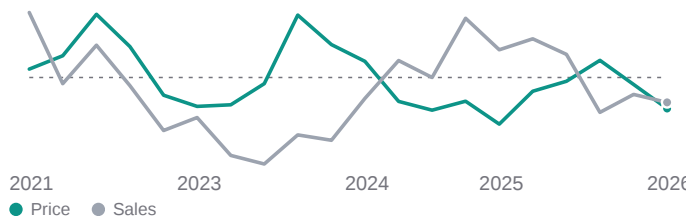


Growth (year over year)

Price -17.5% · Sales -14.0%

Price per square foot

\$364/ft²

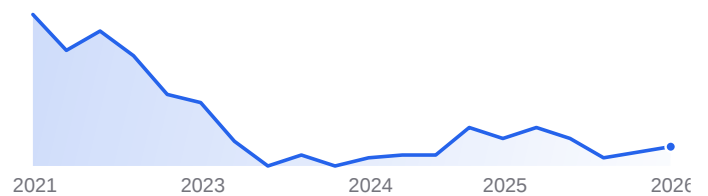
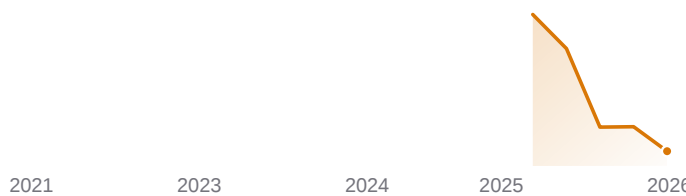


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

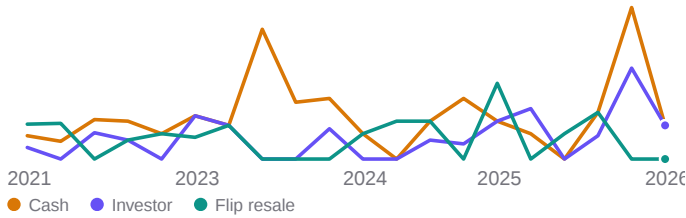
3.8%



BUYERS & OUTCOMES

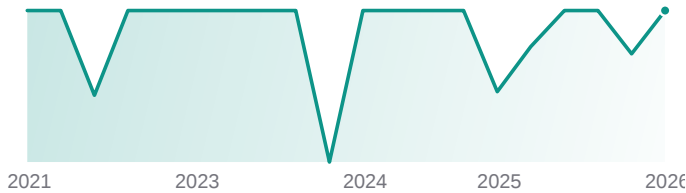
Buyer mix

Cash 11% · Investor 11% · Flip resale 0%



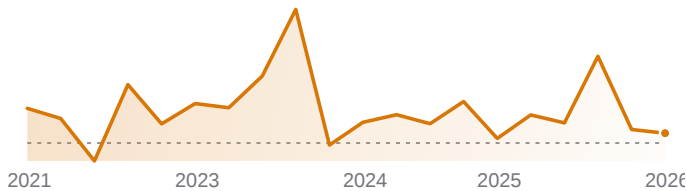
Sellers who sold at a gain

100%

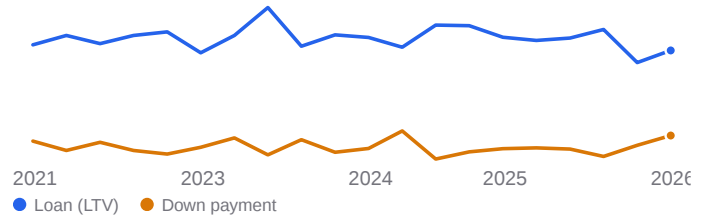


Median annualized return at resale

+2.1%

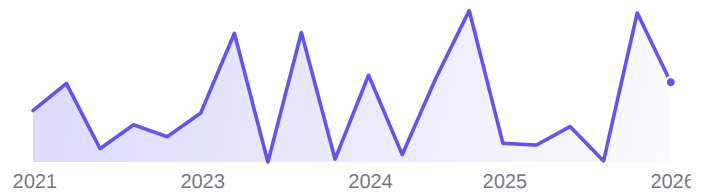


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



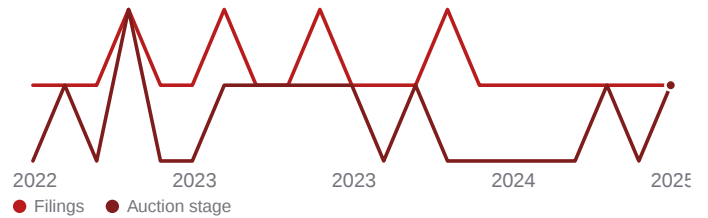
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,273
Median value (AVM)	\$460K
Median size	1,367 ft²
Median year built	1923
Single family	93%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	3.9%
Owner occupied	90%
Company owned	9.6%
Median loan-to-value	62%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	9,546
Density	13,161 / mi²
Median household income	\$69K
Average household income	\$85K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	36
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	10.0%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.