

Greenbelt 20770

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

BUYER'S MARKET

\$273K

MEDIAN SALE PRICE

-15.1%

1-YR CHANGE

174

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



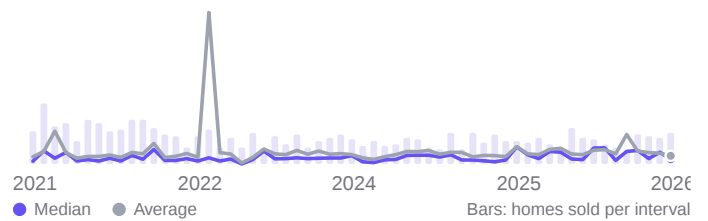
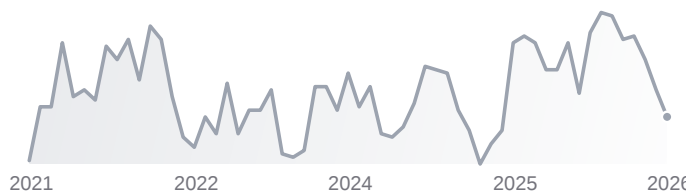
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$236K · Average \$286K

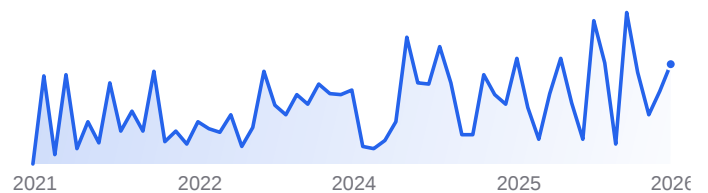
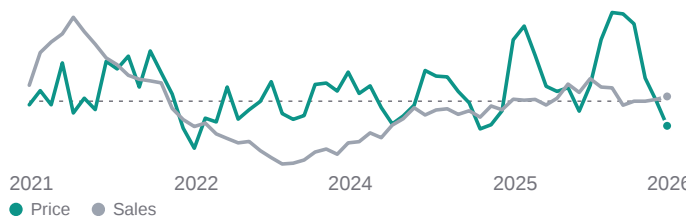


Growth (year over year)

Price -15.1% · Sales +3.0%

Price per square foot

\$249/ft²

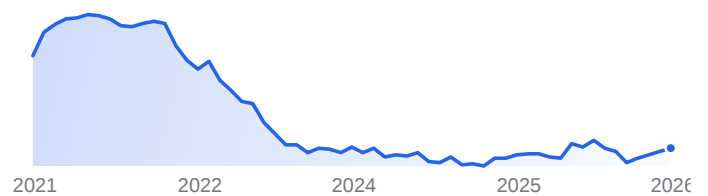


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

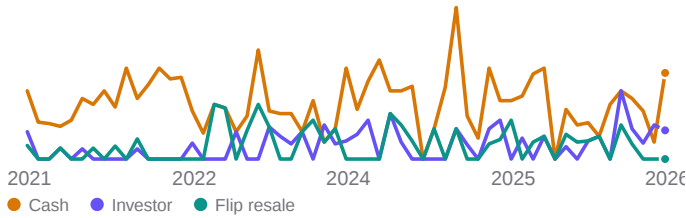
2.8%



BUYERS & OUTCOMES

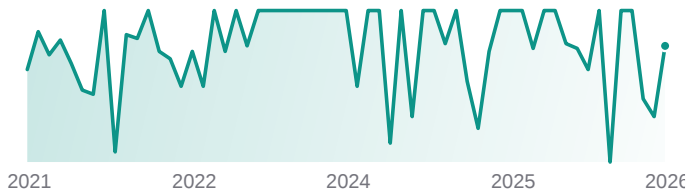
Buyer mix

Cash 32% · Investor 11% · Flip resale 0%



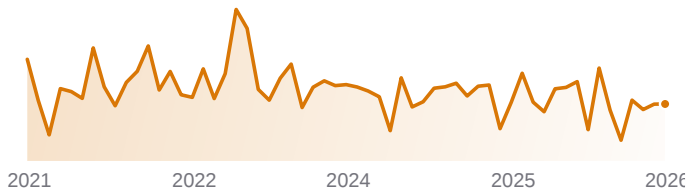
Sellers who sold at a gain

93%

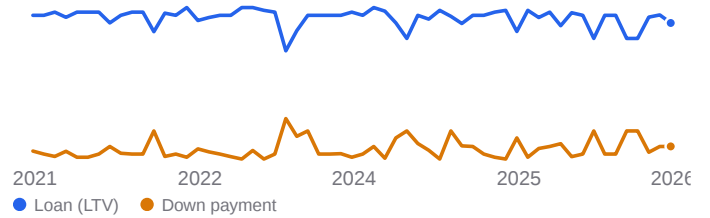


Median annualized return at resale

+3.4%

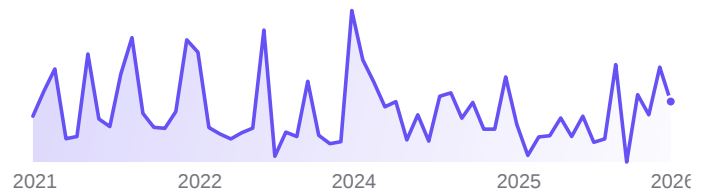


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



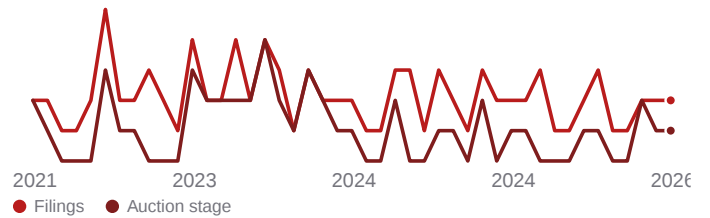
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,237
Median value (AVM)	\$289K
Median size	1,193 ft²
Median year built	1974
Single family	15%
Condos	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	3.0%
Owner occupied	80%
Company owned	32%
Median loan-to-value	64%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	25,284
Density	3,508 / mi²
Median household income	\$90K
Average household income	\$107K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	35
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	14.9%
Unemployment	1.0%
Average temp	55°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.