

Cabin John 20818

ZIP code · MD · Maryland > Montgomery County > Cabin John

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

+12.9%

1-YR CHANGE

17

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

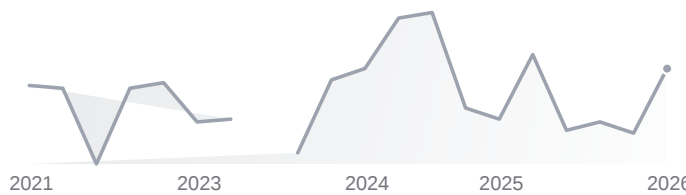
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

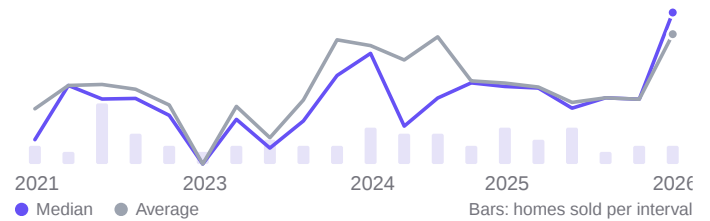
Market temperature (0–100)

56 / 100



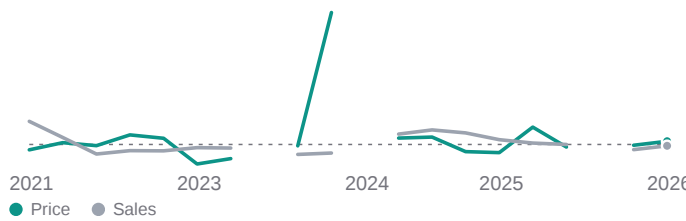
Sale prices

Median \$2.1M · Average \$1.8M



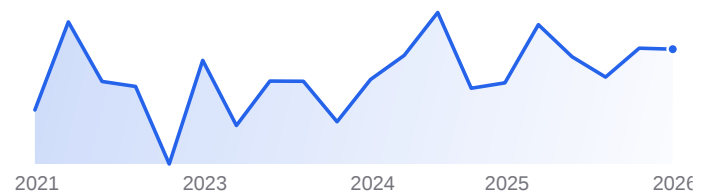
Growth (year over year)

Price +12.9% · Sales -5.6%



Price per square foot

\$484/ft²



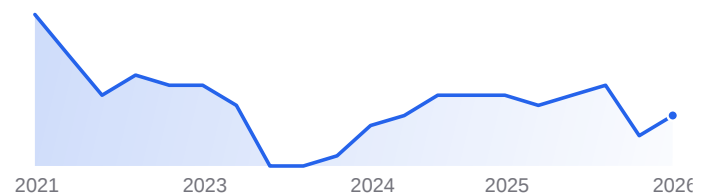
Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

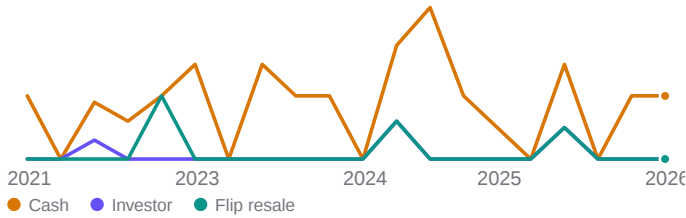
2.5%



BUYERS & OUTCOMES

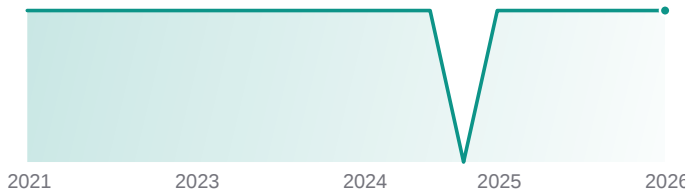
Buyer mix

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



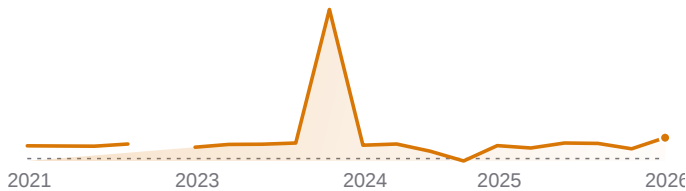
Sellers who sold at a gain

100%

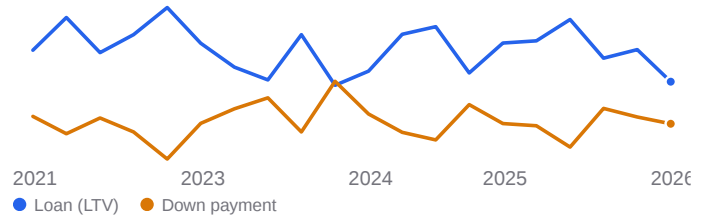


Median annualized return at resale

+6.0%

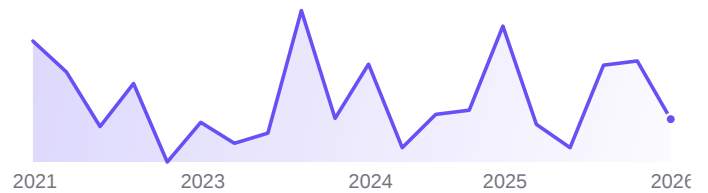


Financing (share of purchase price) Loan (LTV) 51% · Down payment 25%



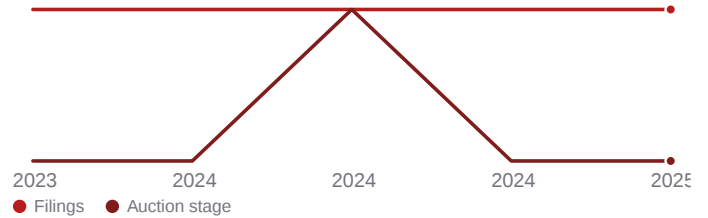
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	678
Median value (AVM)	\$1.3M
Median size	2,650 ft²
Median year built	1981
Single family	85%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	70%
Company owned	32%
Median loan-to-value	44%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	2,154
Density	1,514 / mi²
Median household income	\$213K
Average household income	\$278K
Crime index (US avg 100)	36
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	34
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	0.9%
Unemployment	0.8%
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.