

Olney 20832

ZIP code · MD · Maryland > Montgomery County > Olney

BALANCED MARKET

\$645K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

245

SALES (12 MO)

\$685K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



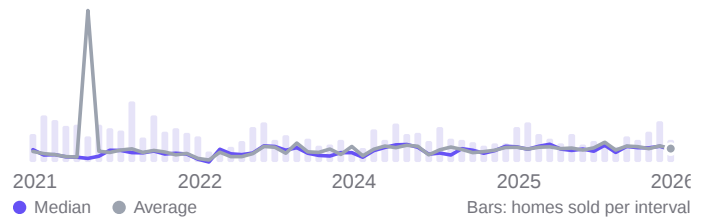
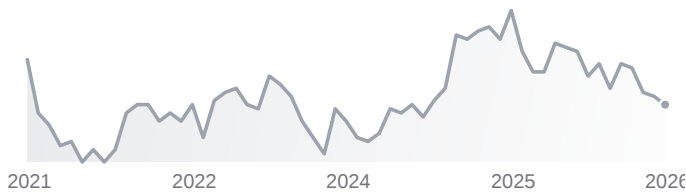
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$615K · Average \$633K

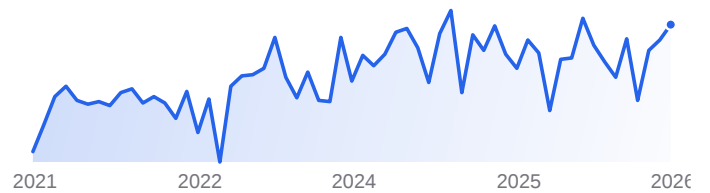
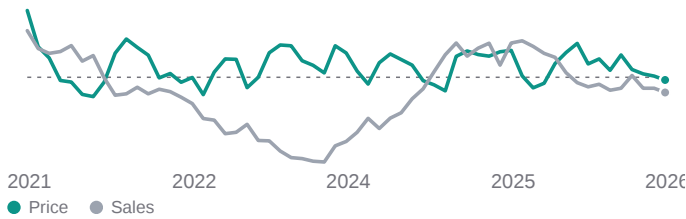


Growth (year over year)

Price -1.2% · Sales -6.8%

Price per square foot

\$313/ft²

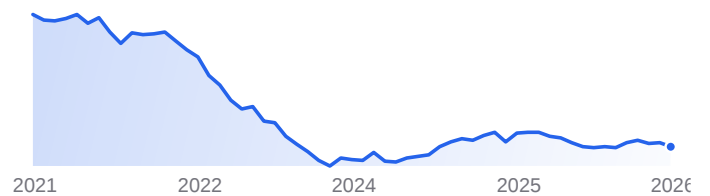
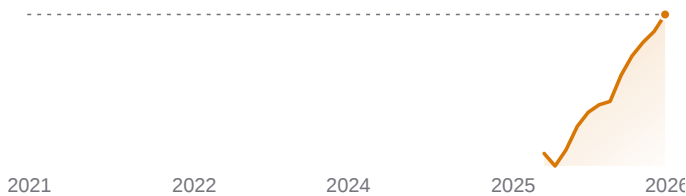


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

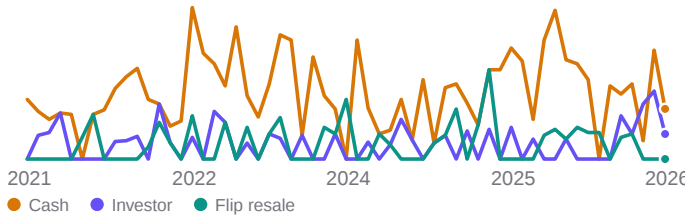
2.8%



BUYERS & OUTCOMES

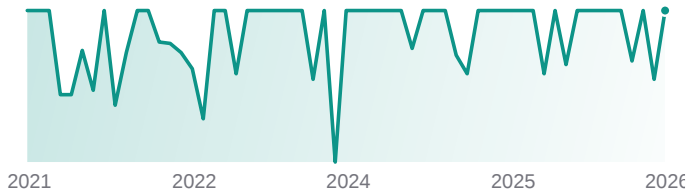
Buyer mix

Cash 11% · Investor 5.3% · Flip resale 0%



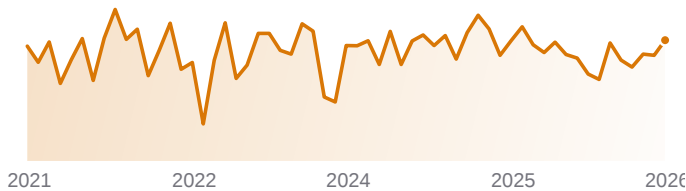
Sellers who sold at a gain

100%

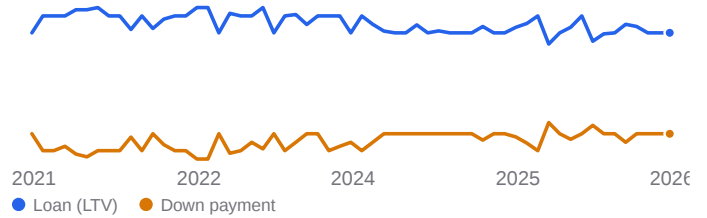


Median annualized return at resale

+4.2%

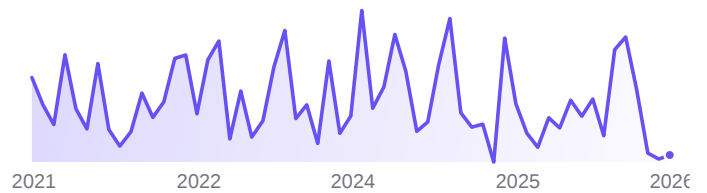


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



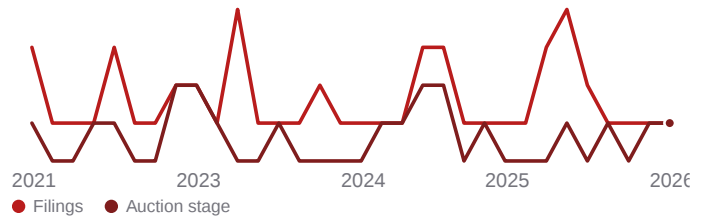
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,619
Median value (AVM)	\$685K
Median size	2,260 ft²
Median year built	1986
Single family	62%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	2.1%
Owner occupied	85%
Company owned	12%
Median loan-to-value	58%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	24,644
Density	2,442 / mi²
Median household income	\$162K
Average household income	\$180K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	35
Homes occupied	98%
Bachelor's or higher	33%
Poverty rate	3.8%
Unemployment	0.9%
Average temp	54°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.