

Boys 20841

ZIP code · MD · Maryland > Montgomery County

BALANCED MARKET

\$815K

MEDIAN SALE PRICE

+11.6%

1-YR CHANGE

62

SALES (12 MO)

\$842K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



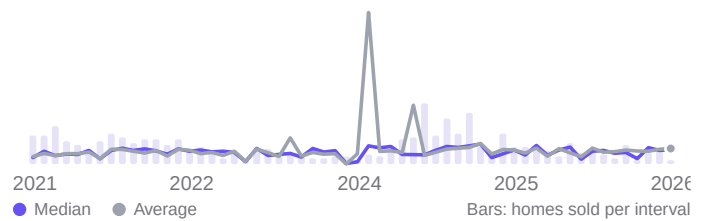
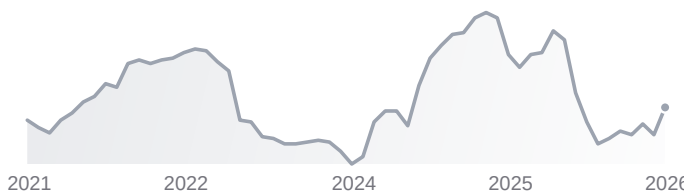
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$805K · Average \$835K

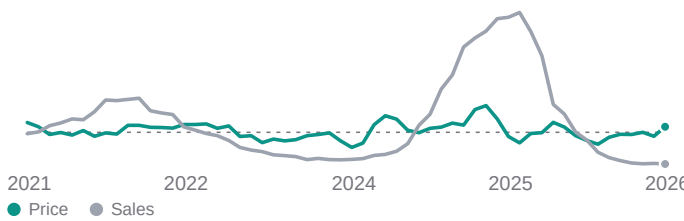


Growth (year over year)

Price +11.6% · Sales -65.2%

Price per square foot

\$272/ft²

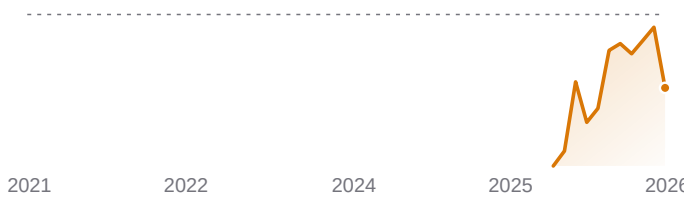


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

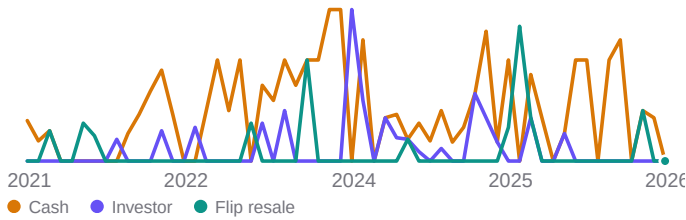
2.1%



BUYERS & OUTCOMES

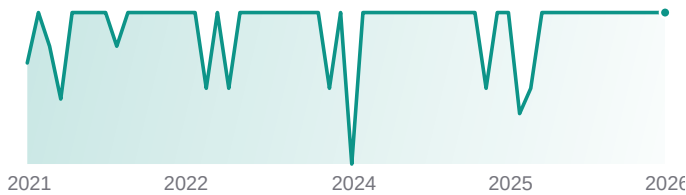
Buyer mix

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



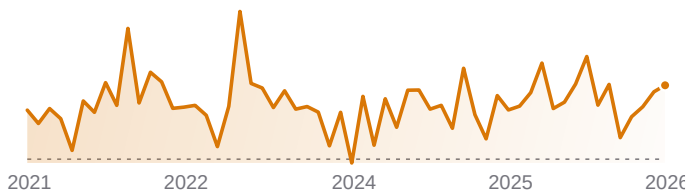
Sellers who sold at a gain

100%

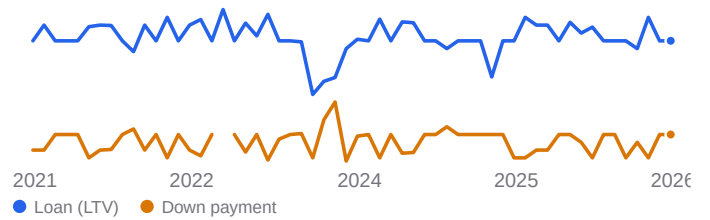


Median annualized return at resale

+4.2%

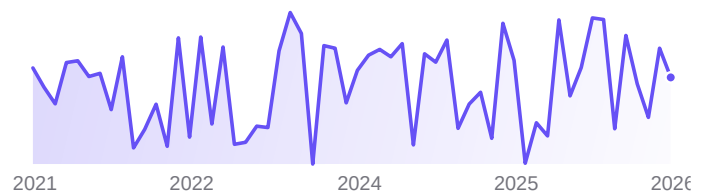


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



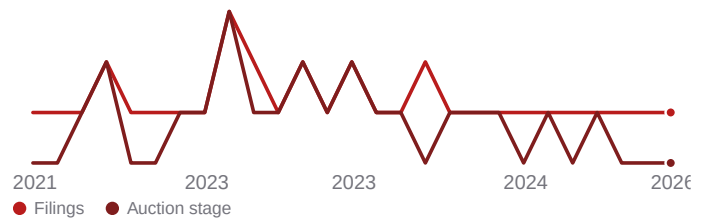
Typical hold before selling

13.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,938
Median value (AVM)	\$842K
Median size	3,462 ft²
Median year built	2002
Single family	81%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	3.0%
Owner occupied	89%
Company owned	9.7%
Median loan-to-value	61%
Typical ownership tenure	17.5 yrs

COMMUNITY

Population	14,427
Density	464 / mi²
Median household income	\$164K
Average household income	\$191K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	40
Homes occupied	98%
Bachelor's or higher	30%
Poverty rate	4.4%
Unemployment	0.9%
Average temp	54°F
Annual precip	43 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.