

Rockville 20850

ZIP code · MD · Maryland > Montgomery County > Rockville

BUYER'S MARKET

\$609K

MEDIAN SALE PRICE

-13.0%

1-YR CHANGE

485

SALES (12 MO)

\$746K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



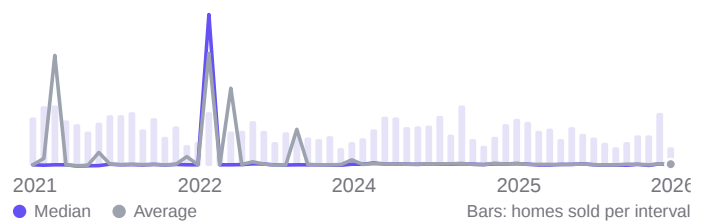
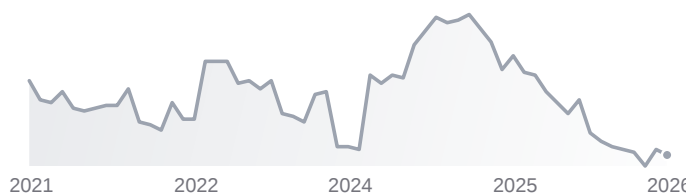
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$551K · Average \$728K

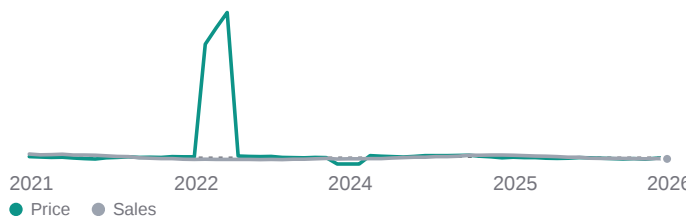


Growth (year over year)

Price -13.0% · Sales -22.3%

Price per square foot

\$347/ft²

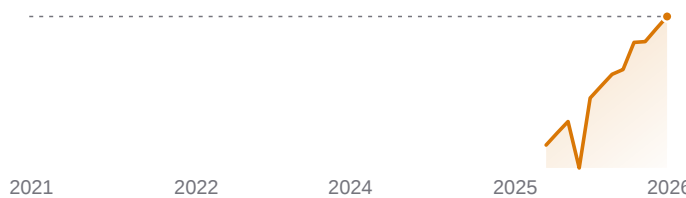


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

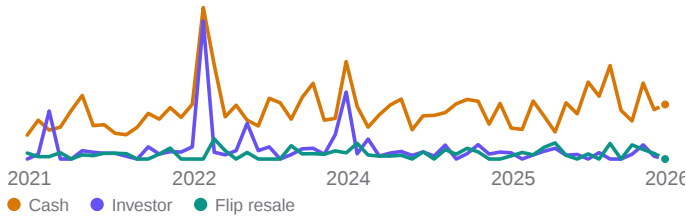
3.5%



BUYERS & OUTCOMES

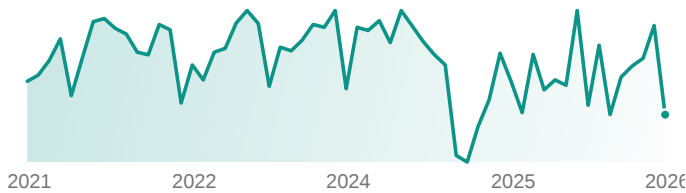
Buyer mix

Cash 28% · Investor 0% · Flip resale 0%



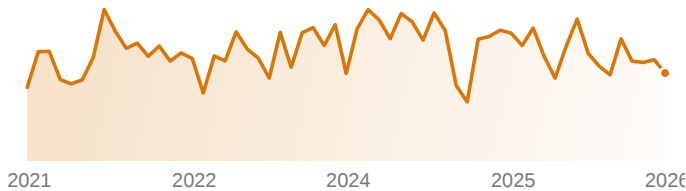
Sellers who sold at a gain

75%

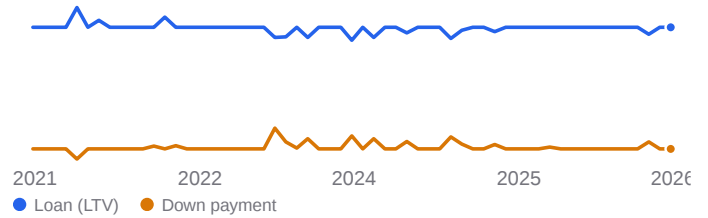


Median annualized return at resale

+2.2%

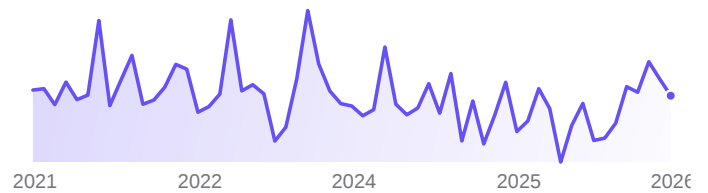


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



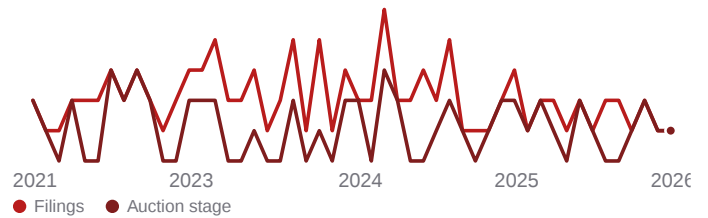
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,722
Median value (AVM)	\$746K
Median size	2,017 ft²
Median year built	1989
Single family	49%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	16%
Median loan-to-value	52%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	51,693
Density	3,703 / mi²
Median household income	\$126K
Average household income	\$154K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	7.8%
Unemployment	0.8%
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.