

Potomac 20854

ZIP code · MD · Maryland > Montgomery County > Potomac

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

578

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



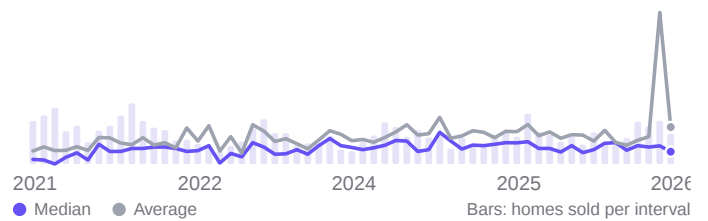
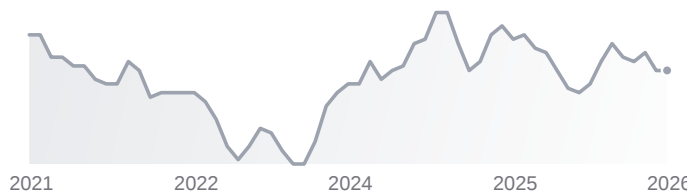
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$1.2M · Average \$1.6M

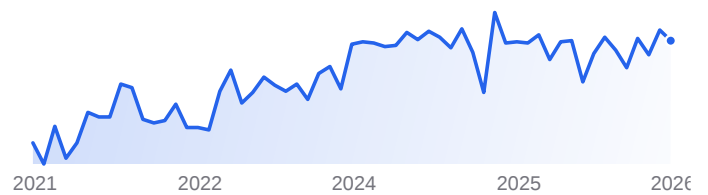
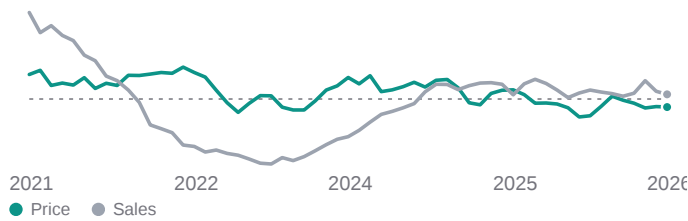


Growth (year over year)

Price -5.1% · Sales +3.0%

Price per square foot

\$385/ft²

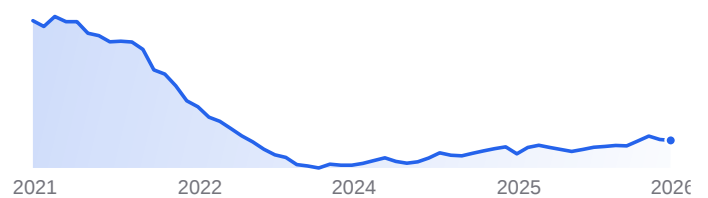
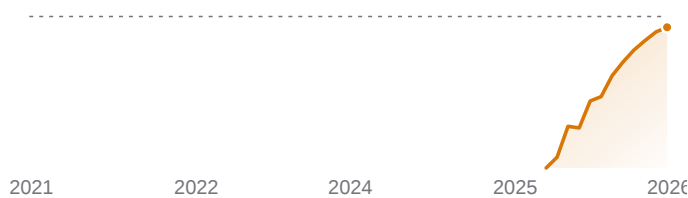


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

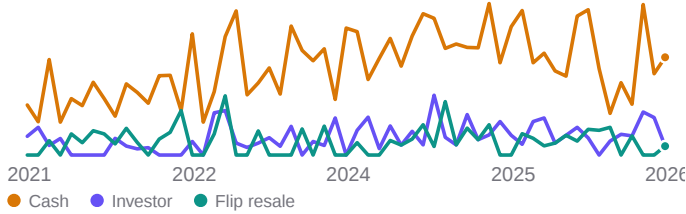
3.4%



BUYERS & OUTCOMES

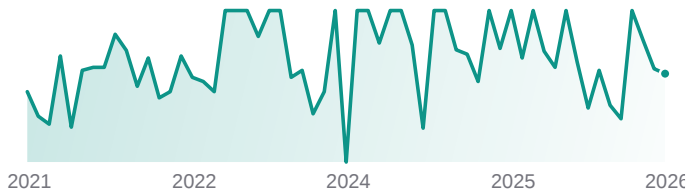
Buyer mix

Cash 22% · Investor 2.0% · Flip resale 2.0%



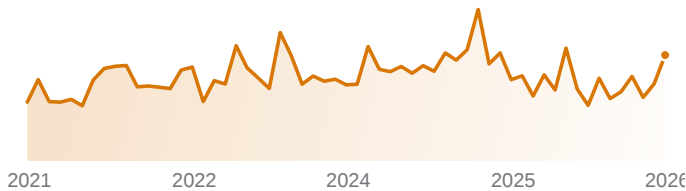
Sellers who sold at a gain

94%

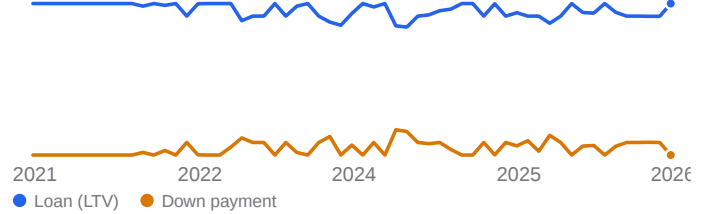


Median annualized return at resale

+4.6%

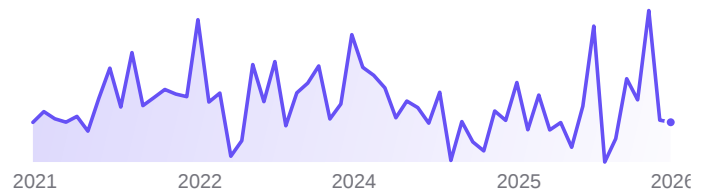


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



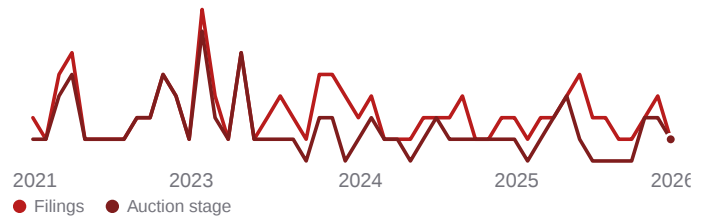
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	17,110
Median value (AVM)	\$1.3M
Median size	3,338 ft²
Median year built	1977
Single family	85%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.8%
Owner occupied	86%
Company owned	21%
Median loan-to-value	49%
Typical ownership tenure	17.1 yrs

COMMUNITY

Population	51,685
Density	1,423 / mi²
Median household income	\$211K
Average household income	\$272K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	35
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	2.5%
Unemployment	0.8%
Average temp	55°F
Annual precip	42 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.