

Derwood 20855

ZIP code · MD · Maryland > Montgomery County > Derwood

BUYER'S MARKET

\$658K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

188

SALES (12 MO)

\$660K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



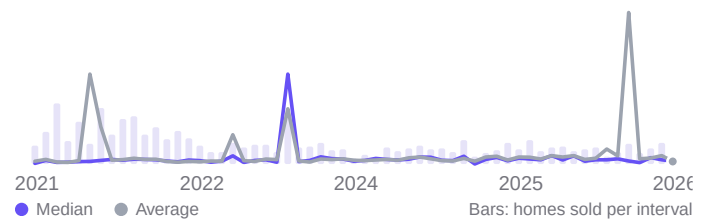
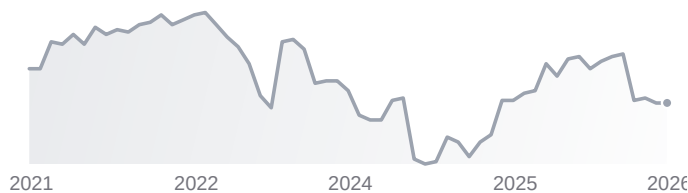
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$600K · Average \$592K

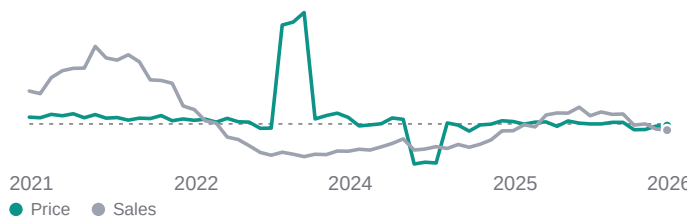


Growth (year over year)

Price -2.4% · Sales -8.7%

Price per square foot

\$300/ft²

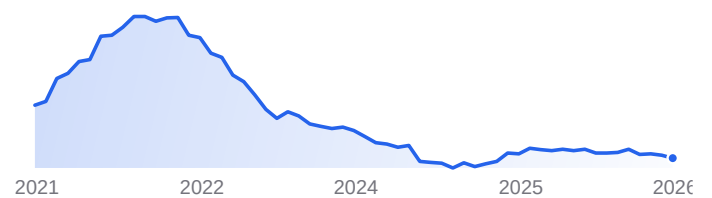
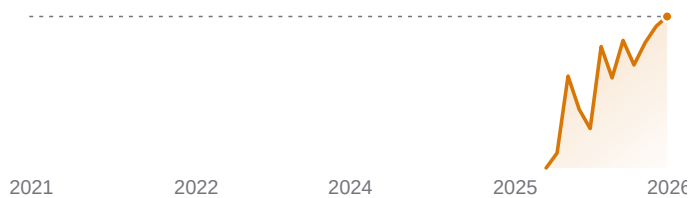


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

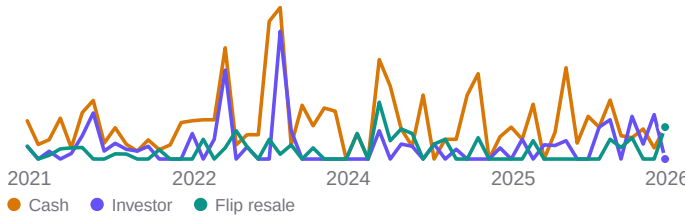
3.2%



BUYERS & OUTCOMES

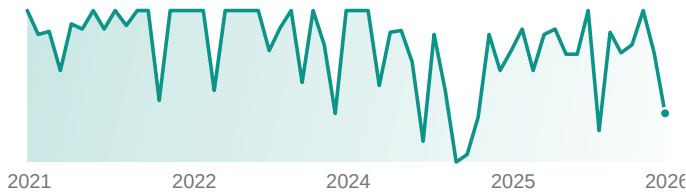
Buyer mix

Cash 13% · Investor 0% · Flip resale 13%



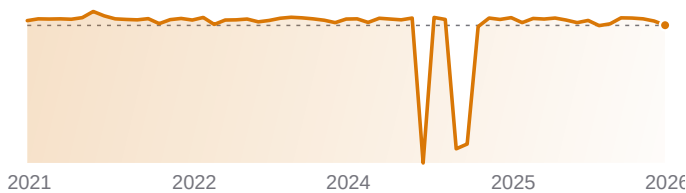
Sellers who sold at a gain

57%

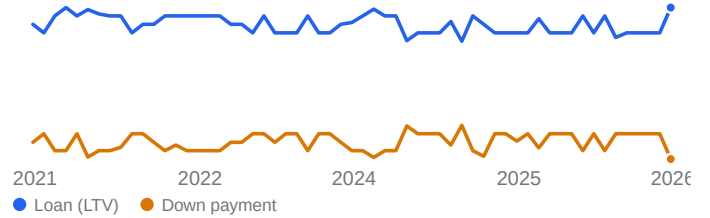


Median annualized return at resale

+0.1%

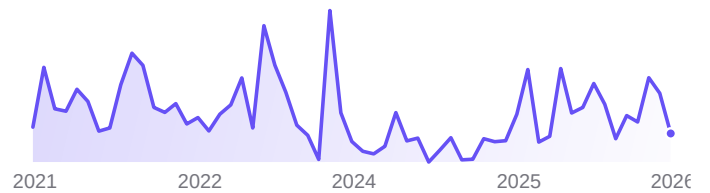


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



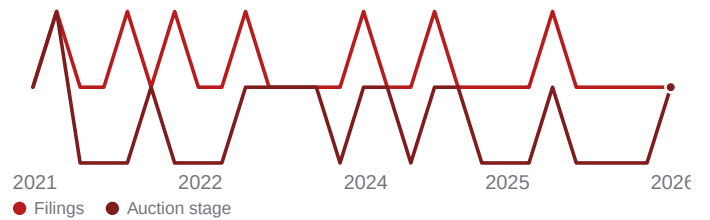
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,812
Median value (AVM)	\$660K
Median size	2,287 ft²
Median year built	1983
Single family	68%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	2.0%
Owner occupied	85%
Company owned	12%
Median loan-to-value	59%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	16,890
Density	1,305 / mi²
Median household income	\$144K
Average household income	\$170K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	42
Homes occupied	98%
Bachelor's or higher	33%
Poverty rate	5.6%
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.