

Sandy Spring 20860

ZIP code · MD · Maryland > Montgomery County

SELLER'S MARKET

\$656K

MEDIAN SALE PRICE

+66.8%

1-YR CHANGE

21

SALES (12 MO)

\$789K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

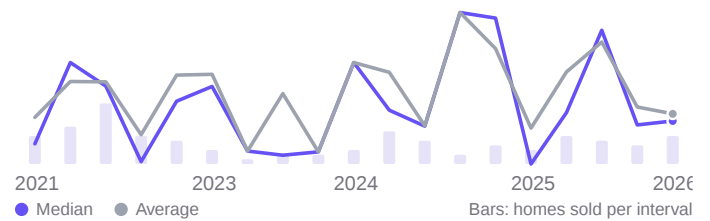
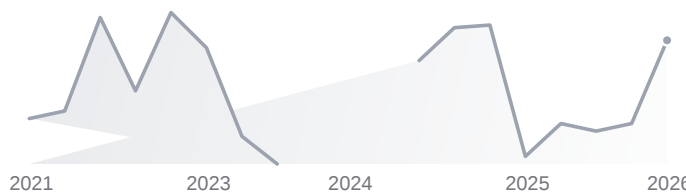
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$616K · Average \$659K

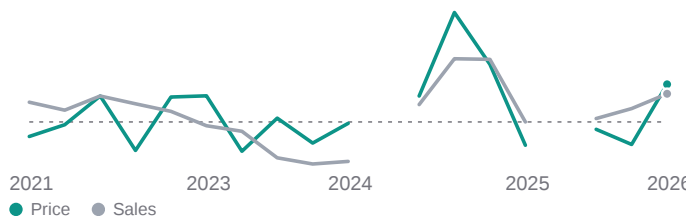


Growth (year over year)

Price +66.8% · Sales +50.0%

Price per square foot

\$284/ft²

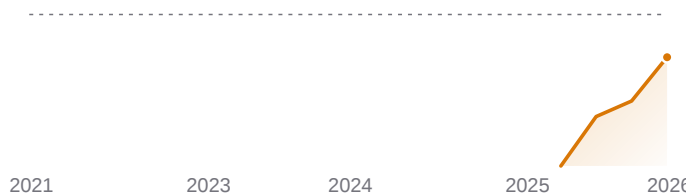


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

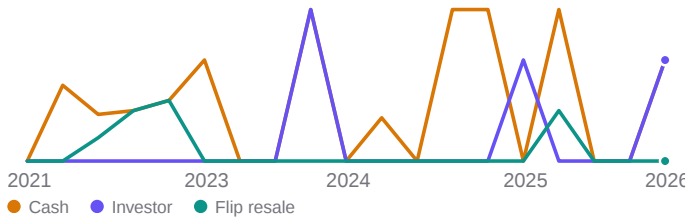
3.8%



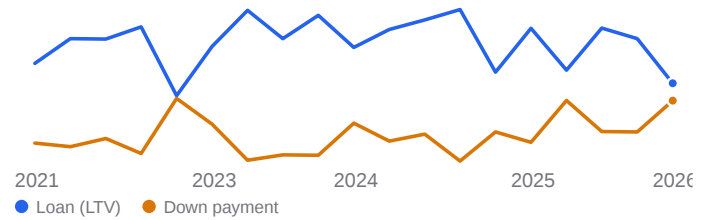
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

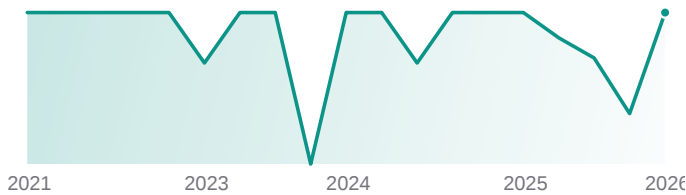


Financing (share of purchase price) Loan (LTV) 51% · Down payment 40%



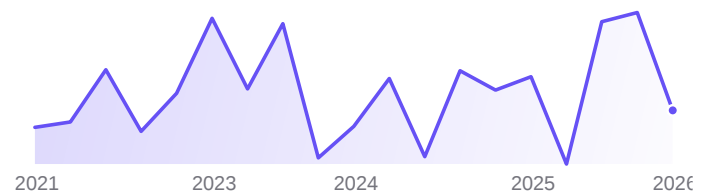
Sellers who sold at a gain

100%



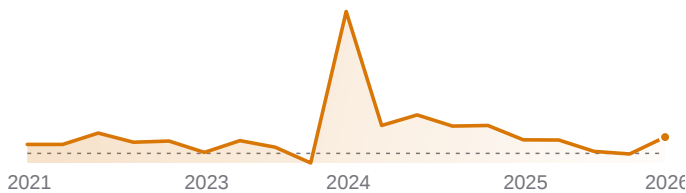
Typical hold before selling

7.4 yrs



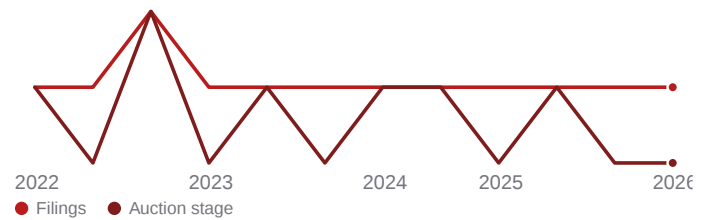
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	552
Median value (AVM)	\$789K
Median size	2,965 ft²
Median year built	1987
Single family	83%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	4.3%
Owner occupied	76%
Company owned	22%
Median loan-to-value	62%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	2,804
Density	738 / mi²
Median household income	\$161K
Average household income	\$204K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	37
Homes occupied	94%
Bachelor's or higher	27%
Poverty rate	2.9%
Unemployment	0.8%
Average temp	54°F
Annual precip	44 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.