

Ashton 20861

ZIP code · MD · Maryland > Montgomery County

BALANCED MARKET

\$832K

MEDIAN SALE PRICE

-25.7%

1-YR CHANGE

32

SALES (12 MO)

\$972K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



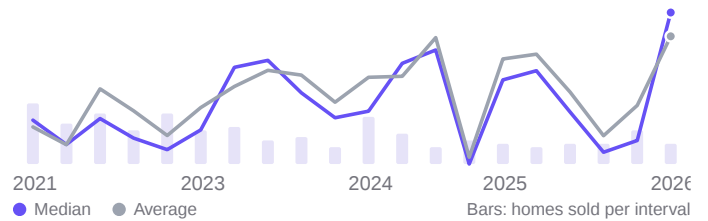
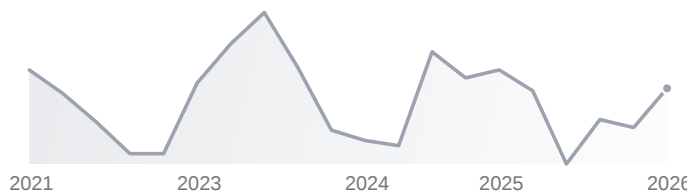
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$1.2M · Average \$1.1M

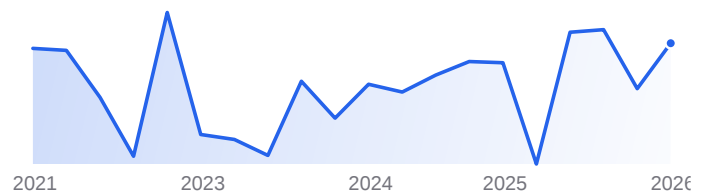
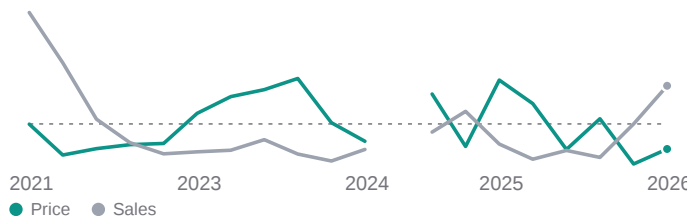


Growth (year over year)

Price -25.7% · Sales +39.1%

Price per square foot

\$266/ft²

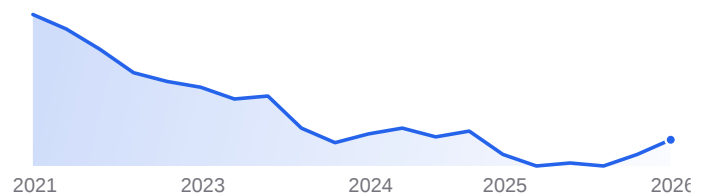
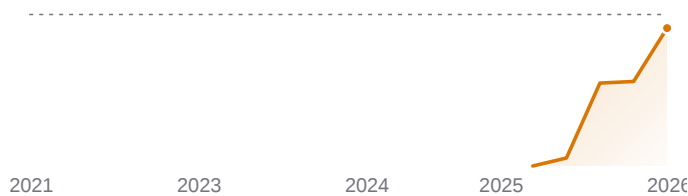


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

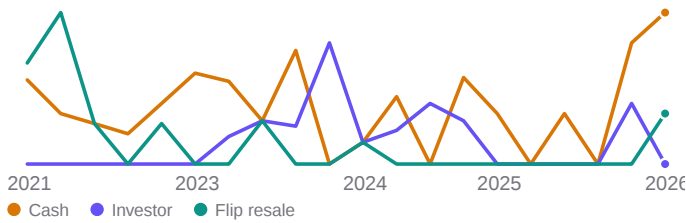
3.1%



BUYERS & OUTCOMES

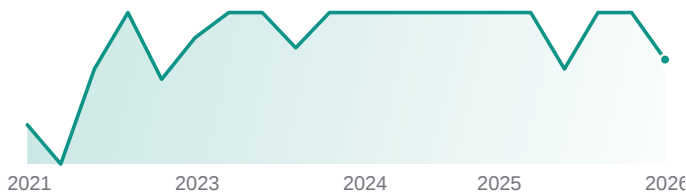
Buyer mix

Cash 50% · Investor 0% · Flip resale 17%



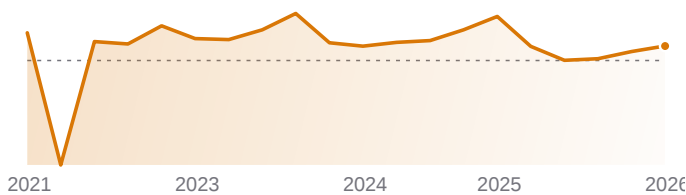
Sellers who sold at a gain

75%

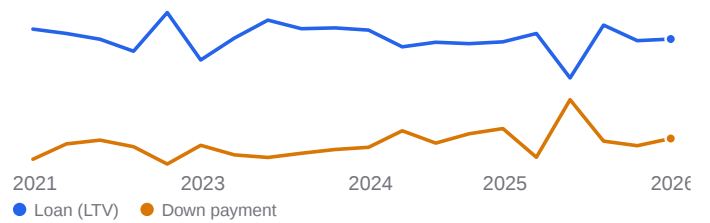


Median annualized return at resale

+2.7%

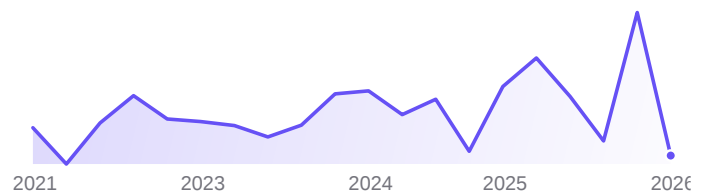


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



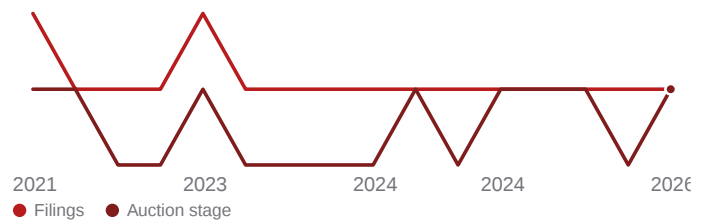
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,029
Median value (AVM)	\$972K
Median size	3,976 ft²
Median year built	1992
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	2.8%
Owner occupied	89%
Company owned	14%
Median loan-to-value	61%
Typical ownership tenure	18.2 yrs

COMMUNITY

Population	2,094
Density	545 / mi²
Median household income	\$178K
Average household income	\$202K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	42
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	2.3%
Unemployment	0.8%
Average temp	54°F
Annual precip	44 in
Sunshine	57%

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