

Damascus 20872

ZIP code · MD · Maryland > Montgomery County > Damascus

BUYER'S MARKET

\$562K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

160

SALES (12 MO)

\$542K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



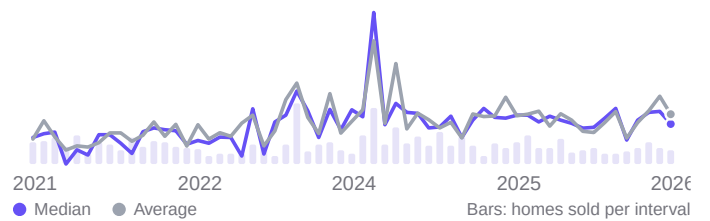
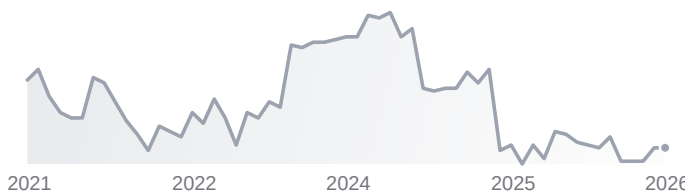
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$520K · Average \$570K

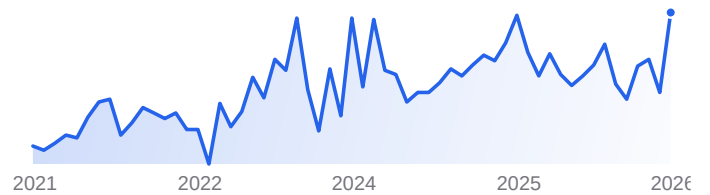
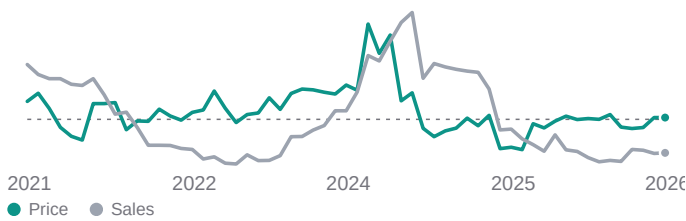


Growth (year over year)

Price +1.5% · Sales -27.6%

Price per square foot

\$292/ft²

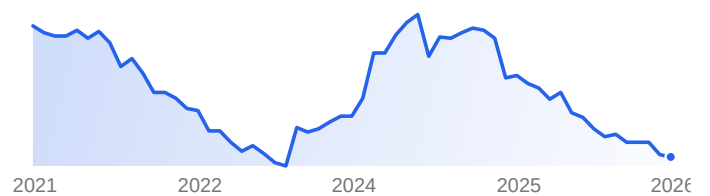
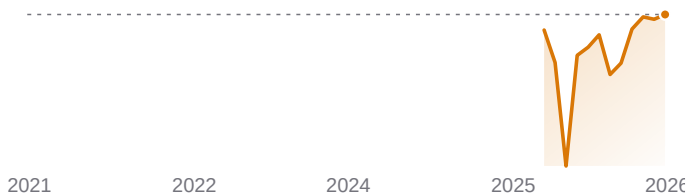


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

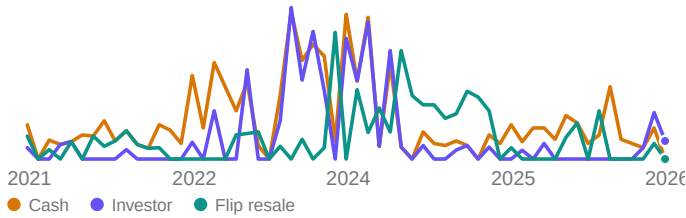
3.7%



BUYERS & OUTCOMES

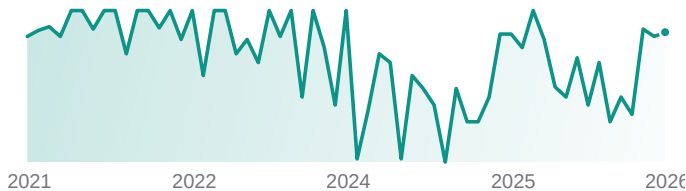
Buyer mix

Cash 0% · Investor 8.3% · Flip resale 0%



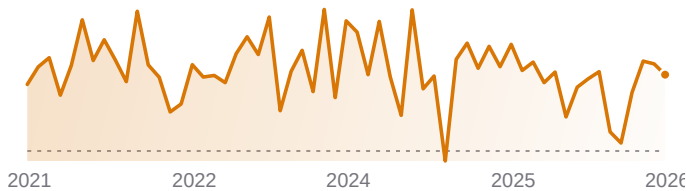
Sellers who sold at a gain

92%

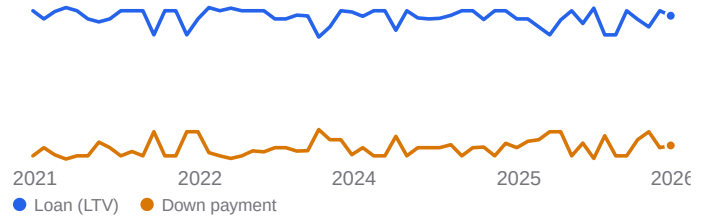


Median annualized return at resale

+4.0%

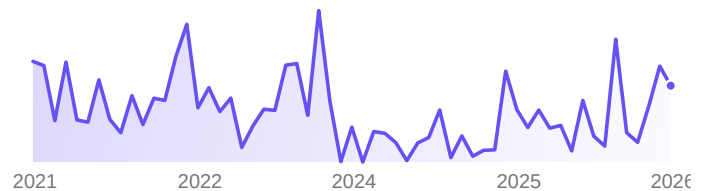


Financing (share of purchase price) Loan (LTV) 92% · Down payment 11%



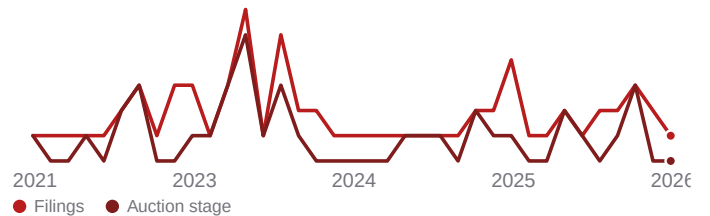
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,356
Median value (AVM)	\$542K
Median size	2,016 ft²
Median year built	1983
Single family	72%
Condos	8.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	1.9%
Owner occupied	85%
Company owned	9.0%
Median loan-to-value	61%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	13,660
Density	665 / mi²
Median household income	\$137K
Average household income	\$155K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	38
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	7.5%
Unemployment	0.9%
Average temp	54°F
Annual precip	46 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.