

Gaithersburg 20877

ZIP code · MD · Maryland > Montgomery County > Gaithersburg

BALANCED MARKET

\$457K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

199

SALES (12 MO)

\$480K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



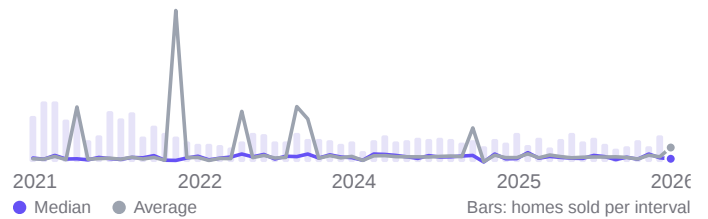
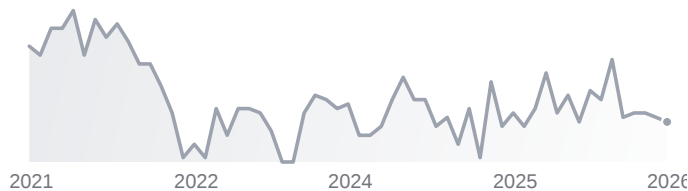
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$400K · Average \$731K

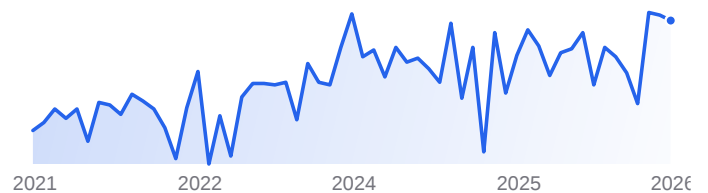
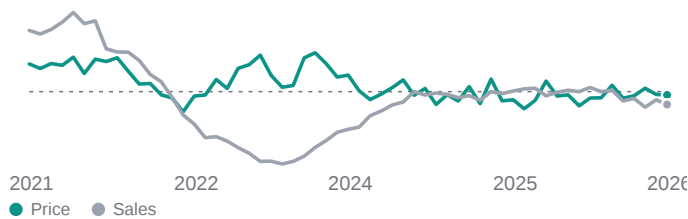


Growth (year over year)

Price -2.2% · Sales -8.7%

Price per square foot

\$280/ft²

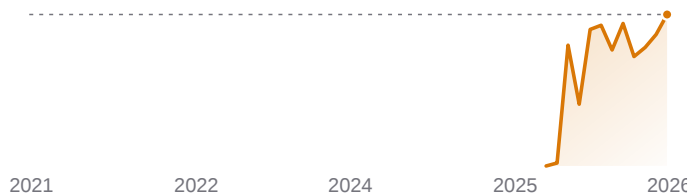


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

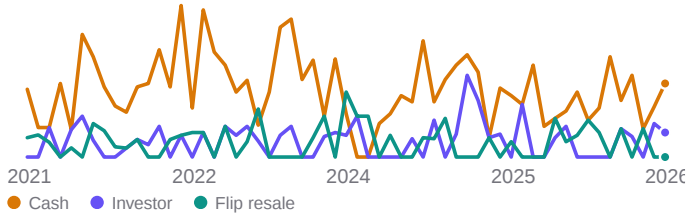
3.0%



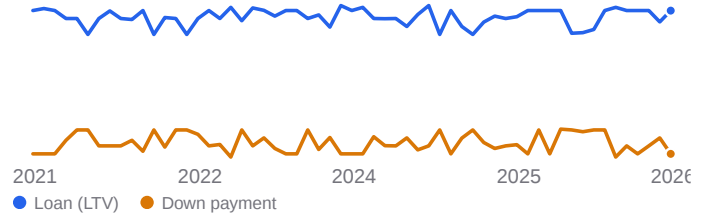
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 6.7% · Flip resale 0%

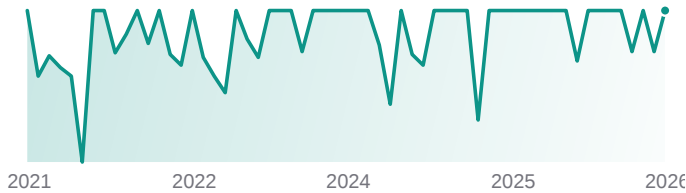


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



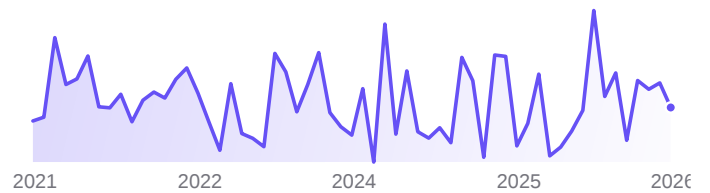
Sellers who sold at a gain

100%



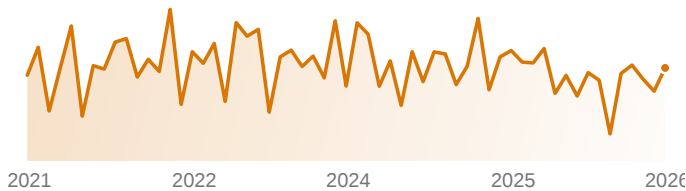
Typical hold before selling

8.2 yrs



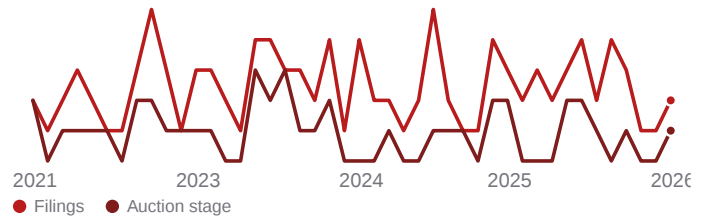
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,657
Median value (AVM)	\$480K
Median size	1,728 ft²
Median year built	1979
Single family	47%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	2.6%
Owner occupied	75%
Company owned	9.5%
Median loan-to-value	58%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	38,931
Density	6,116 / mi²
Median household income	\$85K
Average household income	\$109K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	36
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	13.7%
Unemployment	0.9%
Average temp	54°F
Annual precip	43 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.