

Gaithersburg 20878

ZIP code · MD · Maryland > Montgomery County > Gaithersburg

BALANCED MARKET

\$753K

MEDIAN SALE PRICE

+8.0%

1-YR CHANGE

695

SALES (12 MO)

\$738K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



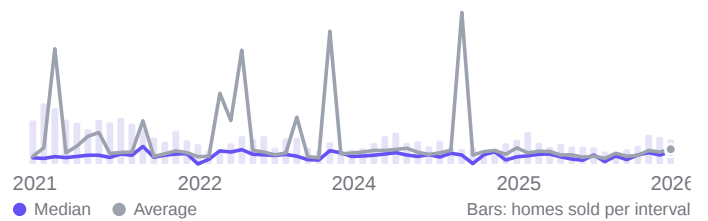
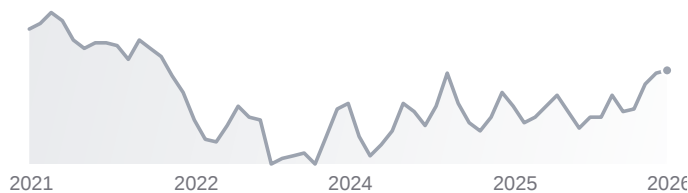
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$785K · Average \$840K

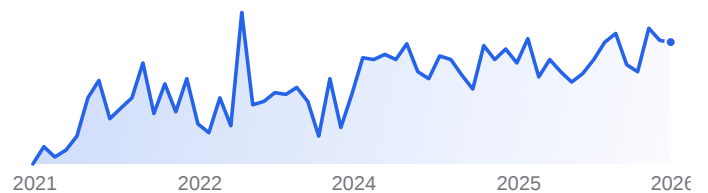
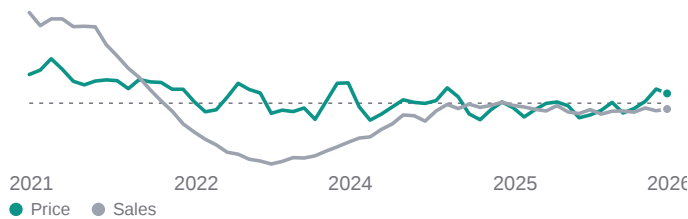


Growth (year over year)

Price +8.0% · Sales -4.7%

Price per square foot

\$320/ft²

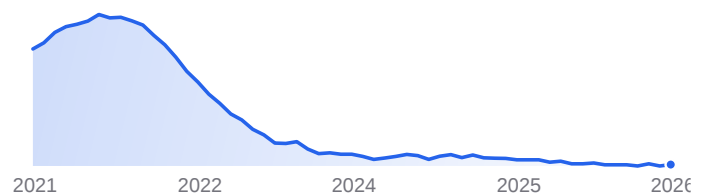
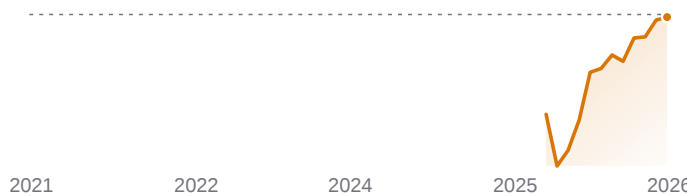


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

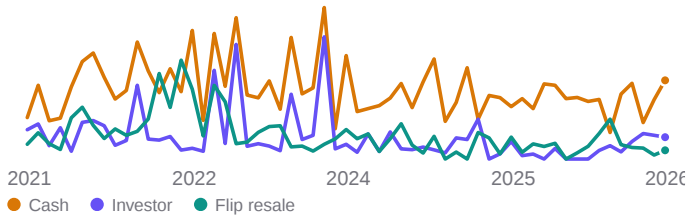
3.4%



BUYERS & OUTCOMES

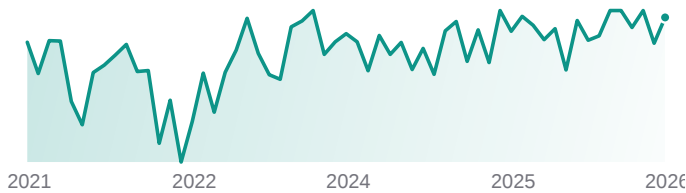
Buyer mix

Cash 24% · Investor 6.6% · Flip resale 2.6%



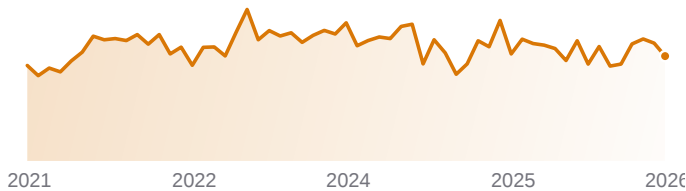
Sellers who sold at a gain

98%

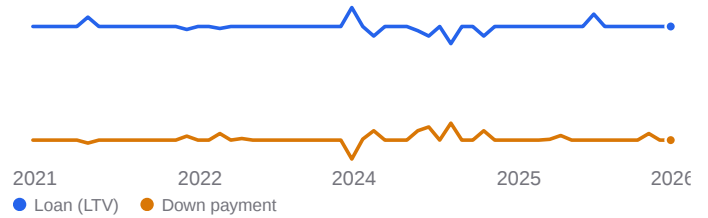


Median annualized return at resale

+3.4%

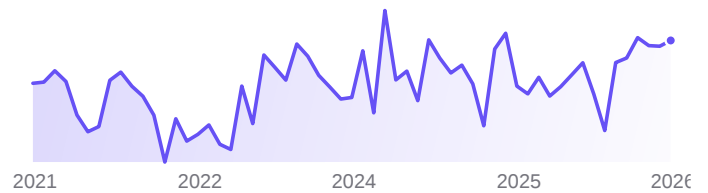


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



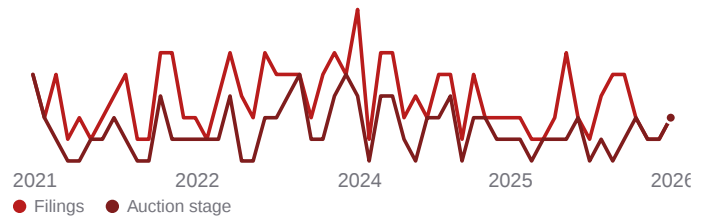
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	20,742
Median value (AVM)	\$738K
Median size	2,268 ft²
Median year built	1988
Single family	51%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.5%
Owner occupied	79%
Company owned	12%
Median loan-to-value	55%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	66,167
Density	2,976 / mi²
Median household income	\$145K
Average household income	\$177K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	42
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	4.9%
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.