

Gaithersburg 20879

ZIP code · MD · Maryland > Montgomery County > Gaithersburg

BALANCED MARKET

\$455K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

244

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



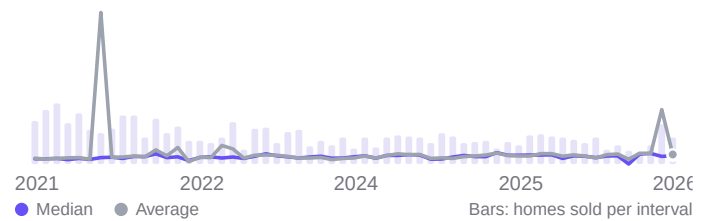
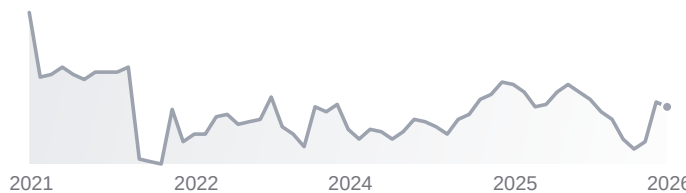
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$445K · Average \$472K

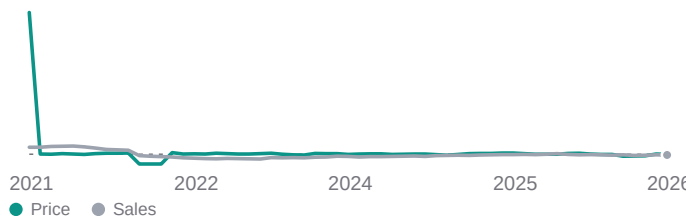


Growth (year over year)

Price -0.7% · Sales -6.2%

Price per square foot

\$258/ft²

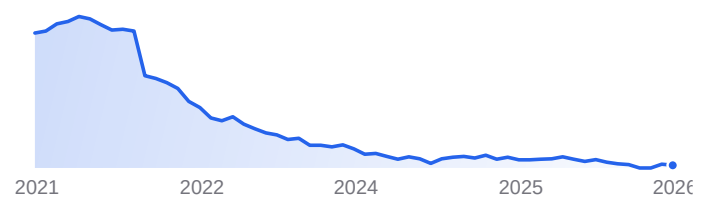
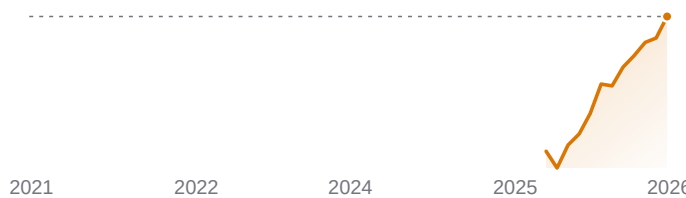


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

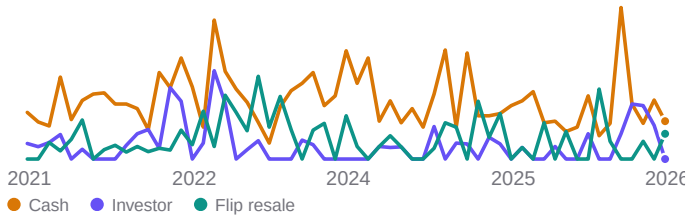
3.1%



BUYERS & OUTCOMES

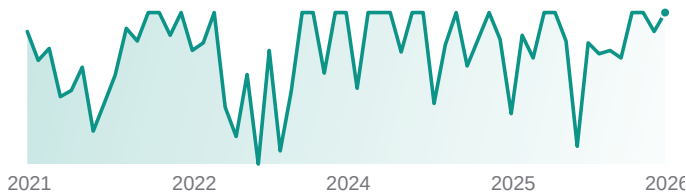
Buyer mix

Cash 13% · Investor 0% · Flip resale 8.3%



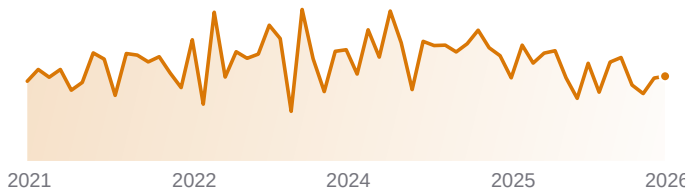
Sellers who sold at a gain

100%

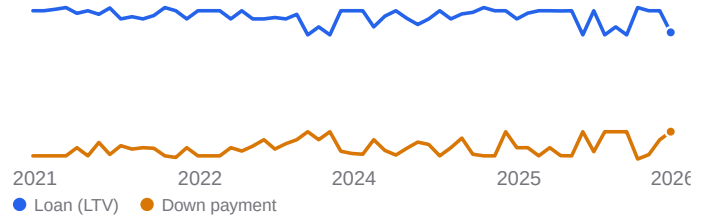


Median annualized return at resale

+3.7%

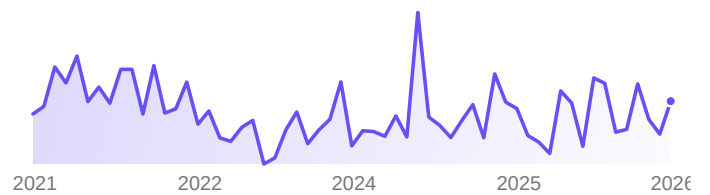


Financing (share of purchase price) Loan (LTV) 82% · Down payment 20%



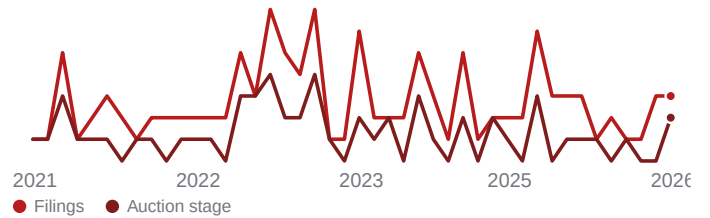
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,857
Median value (AVM)	\$442K
Median size	1,584 ft²
Median year built	1985
Single family	38%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	2.1%
Owner occupied	74%
Company owned	11%
Median loan-to-value	61%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	29,513
Density	3,576 / mi²
Median household income	\$105K
Average household income	\$132K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	39
Homes occupied	98%
Bachelor's or higher	24%
Poverty rate	10.1%
Unemployment	0.9%
Average temp	54°F
Annual precip	44 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.