

Montgomery Village 20886

ZIP code · MD · Maryland > Montgomery County > Montgomery Village

BALANCED MARKET

\$414K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

444

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



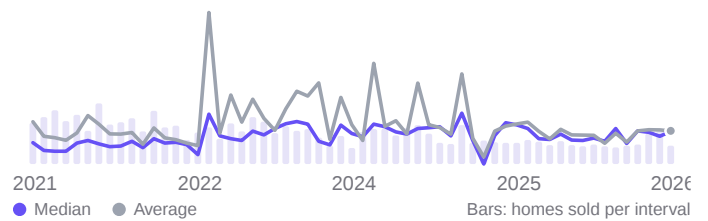
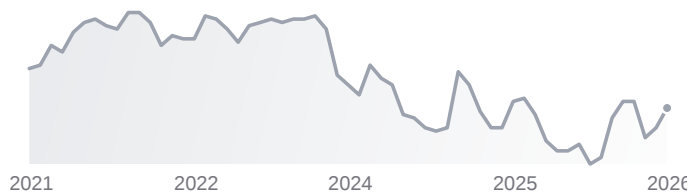
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$425K · Average \$428K

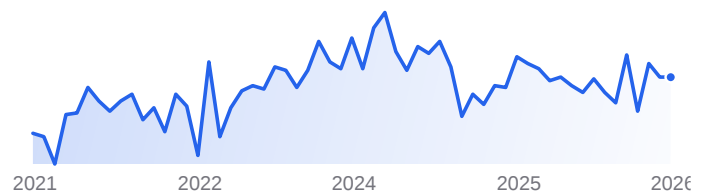
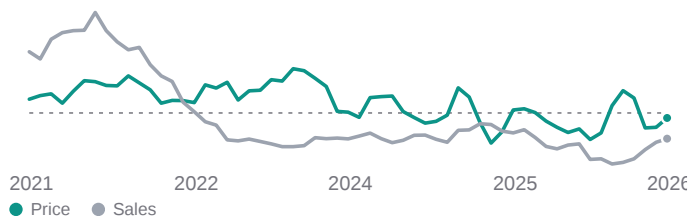


Growth (year over year)

Price -3.3% · Sales -16.5%

Price per square foot

\$234/ft²

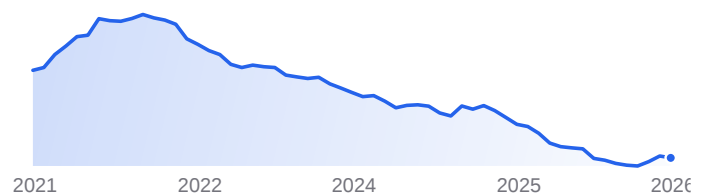
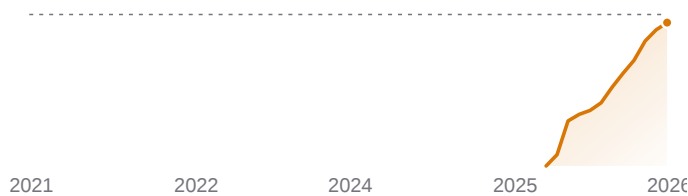


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

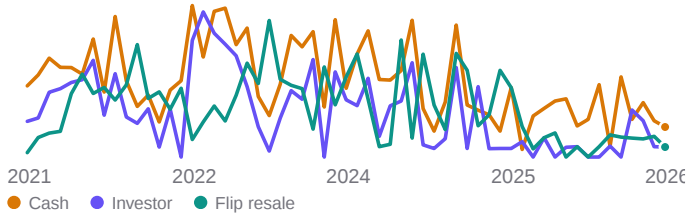
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 9.4% · Investor 3.1% · Flip resale 3.1%



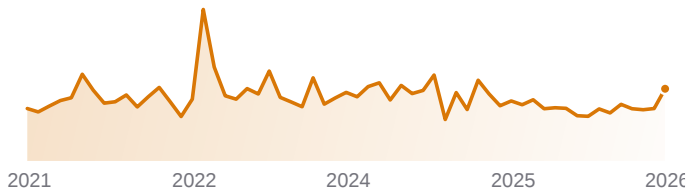
Sellers who sold at a gain

100%

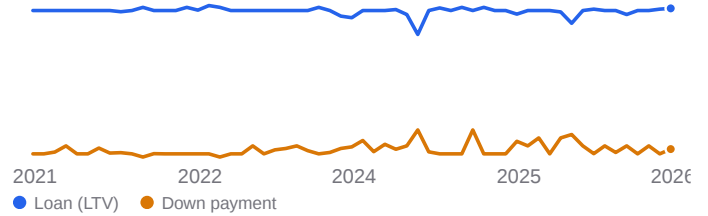


Median annualized return at resale

+5.5%

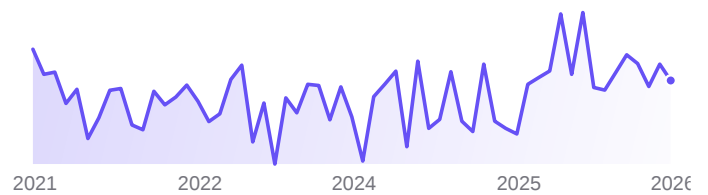


Financing (share of purchase price) Loan (LTV) 96% · Down payment 8.0%



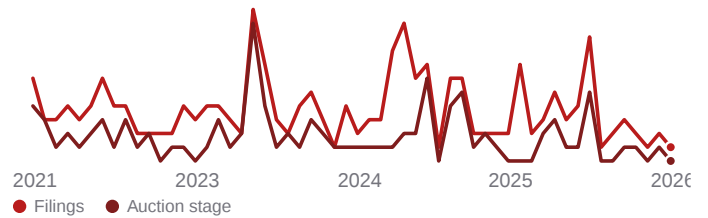
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,446
Median value (AVM)	\$389K
Median size	1,559 ft²
Median year built	1979
Single family	18%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	34%
Underwater (LTV 125% or more)	2.1%
Owner occupied	72%
Company owned	12%
Median loan-to-value	63%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	32,535
Density	7,564 / mi²
Median household income	\$90K
Average household income	\$121K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	35
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	12.1%
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.