

Kensington 20895

ZIP code · MD · Maryland > Montgomery County > Kensington

SELLER'S MARKET

\$915K

MEDIAN SALE PRICE

+12.1%

1-YR CHANGE

268

SALES (12 MO)

\$803K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

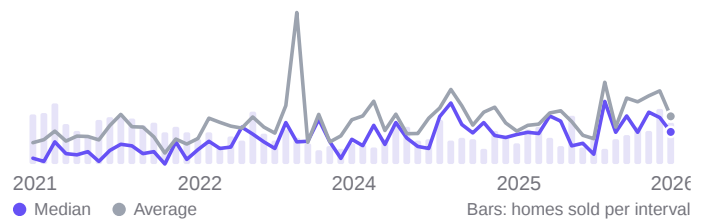
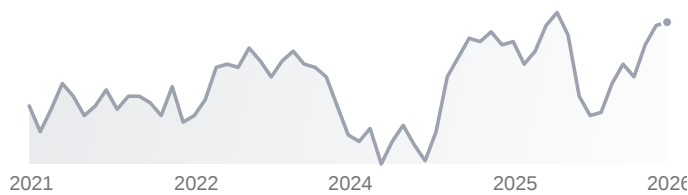
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$828K · Average \$948K

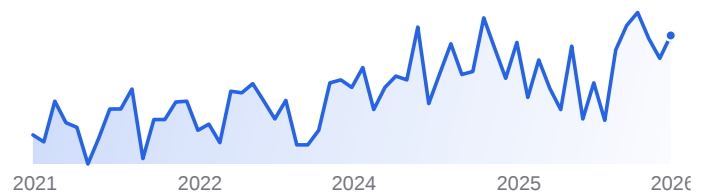
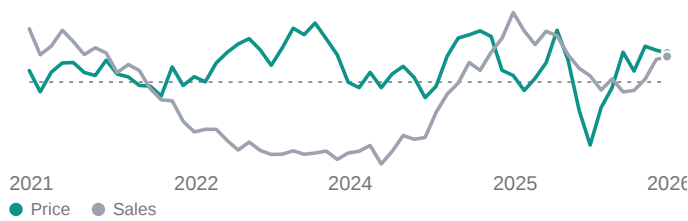


Growth (year over year)

Price +12.1% · Sales +10.7%

Price per square foot

\$450/ft²

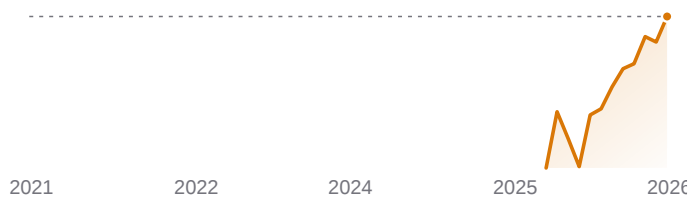


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

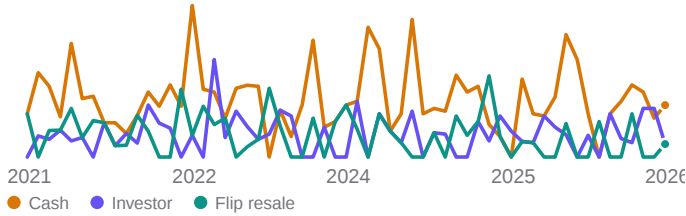
3.9%



BUYERS & OUTCOMES

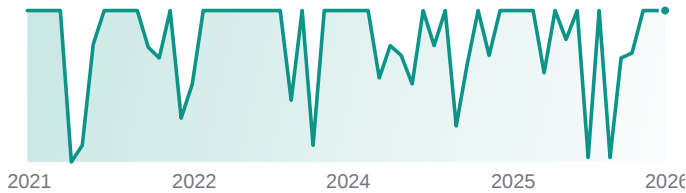
Buyer mix

Cash 13% · Investor 3.3% · Flip resale 3.3%



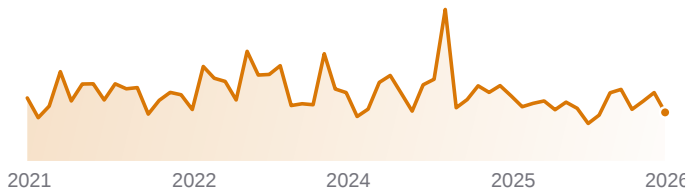
Sellers who sold at a gain

100%

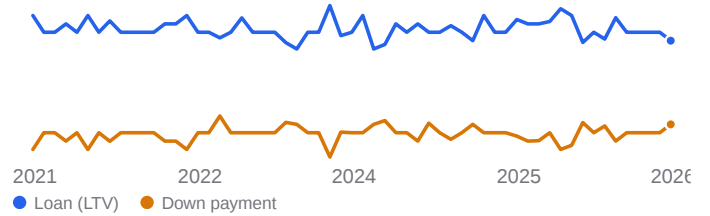


Median annualized return at resale

+3.4%

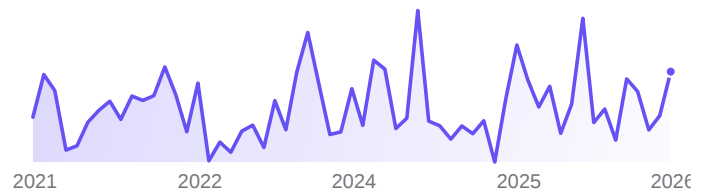


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



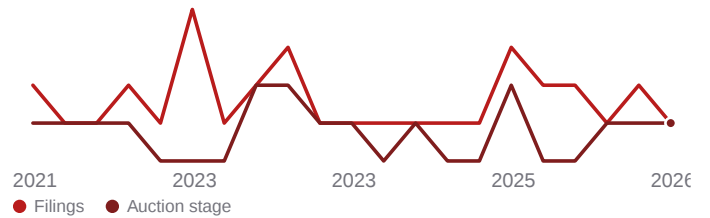
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,830
Median value (AVM)	\$803K
Median size	2,000 ft²
Median year built	1955
Single family	91%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	14%
Median loan-to-value	56%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	19,563
Density	4,802 / mi²
Median household income	\$157K
Average household income	\$197K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	40
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	4.7%
Unemployment	0.9%
Average temp	55°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.