

Garrett Park 20896

ZIP code · MD · Maryland > Montgomery County > Garrett Park

BUYER'S MARKET

\$855K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



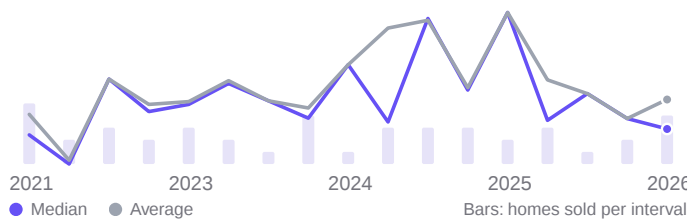
MARKET TRENDS (5 YEARS)

Sale prices

Median \$855K · Average \$1.1M

Growth (year over year)

Price -17.6% · Sales -20.0%



Price per square foot

\$542/ft²

Sale premium vs estimated value

-18.1%



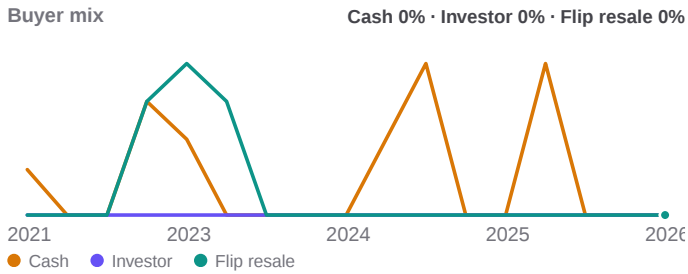
Annual turnover (share of homes sold)

2.2%

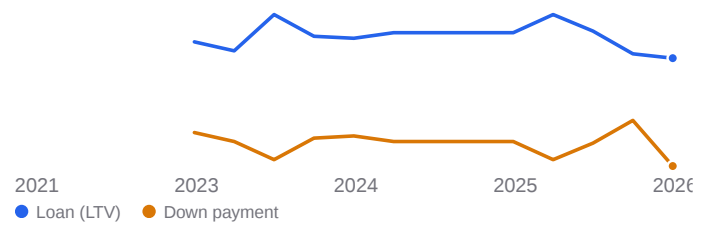


BUYERS & OUTCOMES

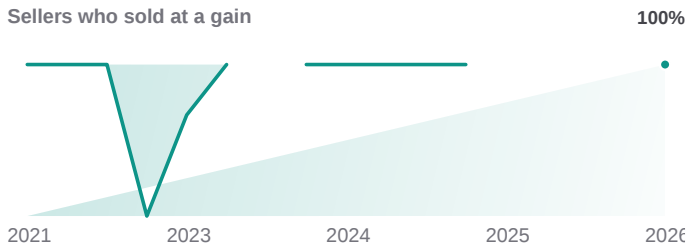
Buyer mix



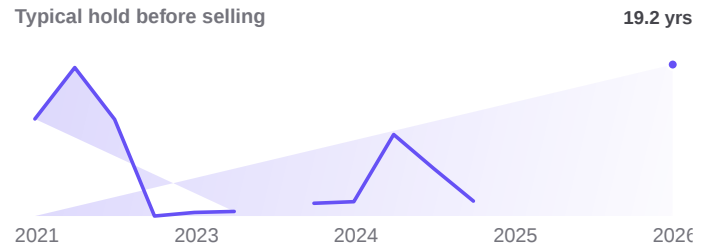
Financing (share of purchase price) Loan (LTV) 66% · Down payment 6.5%



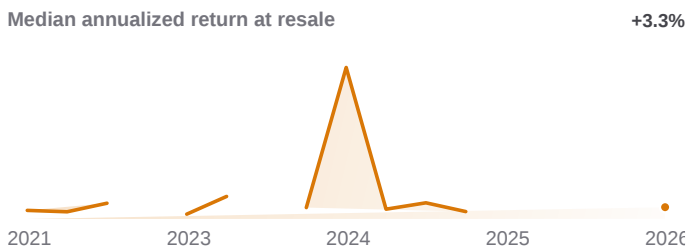
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	362
Median value (AVM)	\$1.1M
Median size	2,381 ft²
Median year built	1953
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.2%
Owner occupied	61%
Company owned	20%
Median loan-to-value	47%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	1,075
Density	4,023 / mi²
Median household income	\$210K
Average household income	\$217K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	41
Homes occupied	98%
Bachelor's or higher	26%
Poverty rate	1.9%
Unemployment	0.9%
Average temp	55°F
Annual precip	43 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.