

Arbutus

Community · MD · Maryland > Baltimore County

\$315K

MEDIAN SALE PRICE

+24.8%

1-YR CHANGE

4

SALES (12 MO)

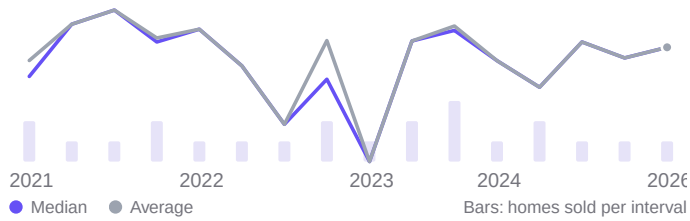
\$332K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$315K · Average \$315K



Growth (year over year)

Price +24.8% · Sales -33.3%



Price per square foot

\$255/ft²



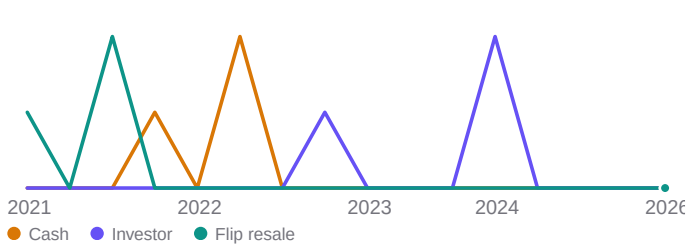
Annual turnover (share of homes sold)

7.1%



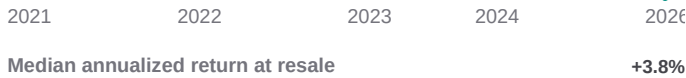
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

100%

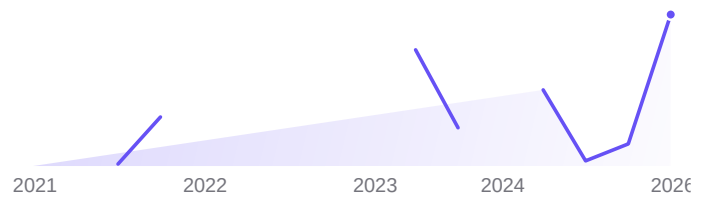


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

27.9 yrs



HOUSING STOCK

Homes	56
Median value (AVM)	\$332K
Median size	1,278 ft²
Median year built	1949
Single family	64%
Condos	7.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	29%
Underwater (LTV 125% or more)	3.9%
Owner occupied	75%
Company owned	14%
Median loan-to-value	68%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	21,607
Density	3,311 / mi²
Median household income	\$94K
Average household income	\$121K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	10.9%
Unemployment	1.1%
Average temp	56°F
Annual precip	44 in
Sunshine	57%

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