

Point of Rocks

Community · MD · Maryland > Frederick County

STRONG BUYER'S MARKET

\$592K

MEDIAN SALE PRICE

+143.4%

1-YR CHANGE

10

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



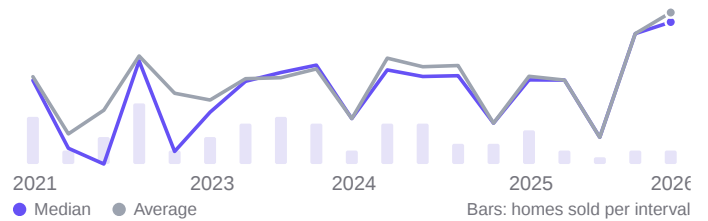
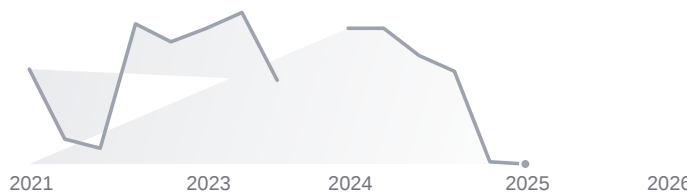
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$617K · Average \$647K

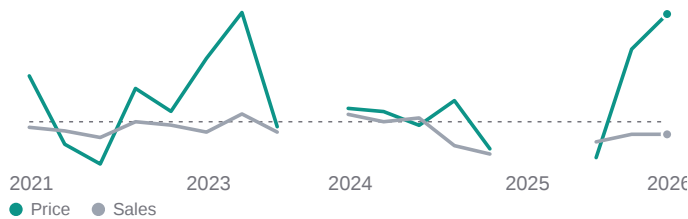


Growth (year over year)

Price +143.4% · Sales -16.7%

Price per square foot

\$172/ft²

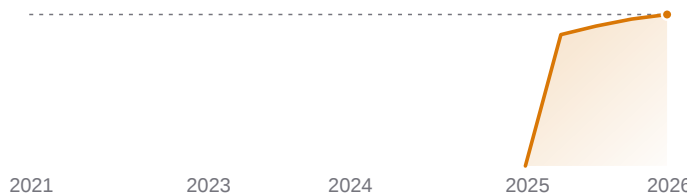


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

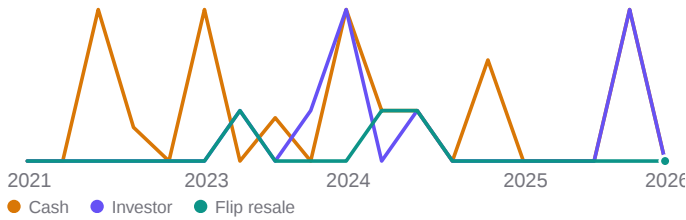
2.7%



BUYERS & OUTCOMES

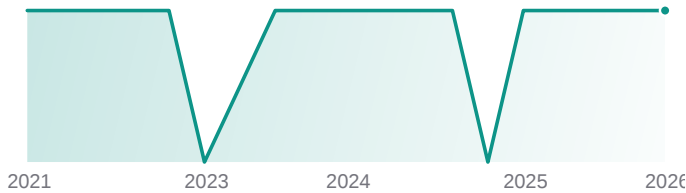
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



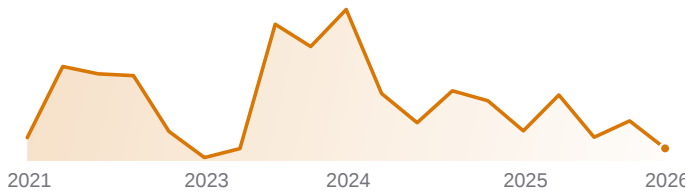
Sellers who sold at a gain

100%

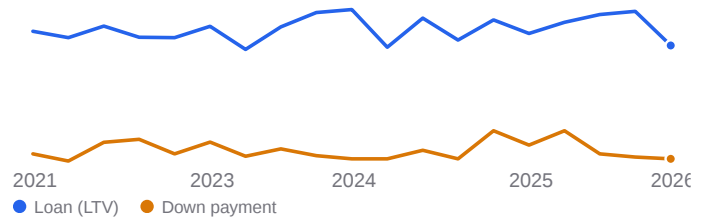


Median annualized return at resale

+0.8%

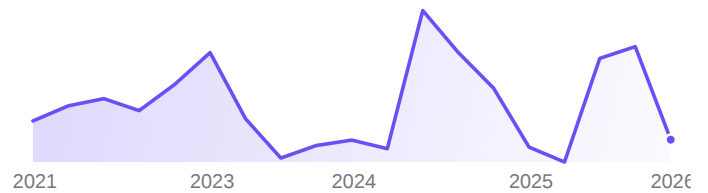


Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.8%



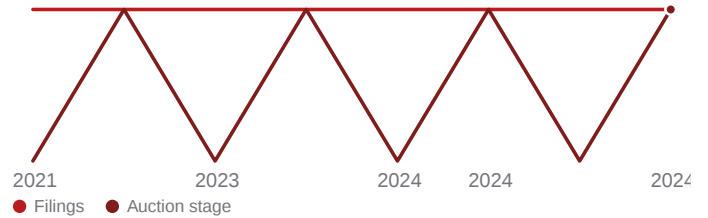
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	377
Median value (AVM)	\$432K
Median size	1,592 ft²
Median year built	1987
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	29%
Underwater (LTV 125% or more)	3.7%
Owner occupied	92%
Company owned	5.9%
Median loan-to-value	65%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	2,041
Density	1,813 / mi²
Median household income	\$131K
Average household income	\$150K
Crime index (US avg 100)	188
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	39
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	2.1%
Unemployment	1.0%
Average temp	54°F
Annual precip	42 in
Sunshine	57%

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