

Friendship 20758

ZIP code · MD · Maryland > Anne Arundel County > Friendship

SELLER'S MARKET

\$755K

MEDIAN SALE PRICE

+17.6%

1-YR CHANGE

6

SALES (12 MO)

\$595K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

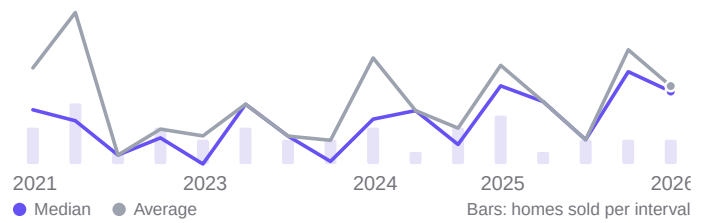
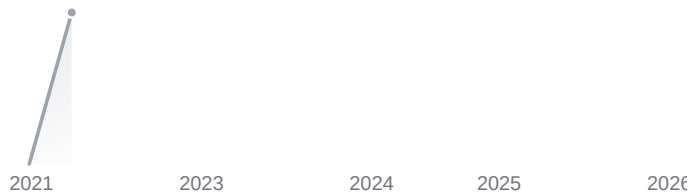
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

64 / 100

Sale prices

Median \$700K · Average \$730K

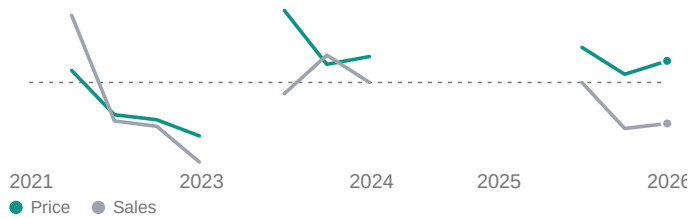


Growth (year over year)

Price +17.6% · Sales -33.3%

Price per square foot

\$208/ft²

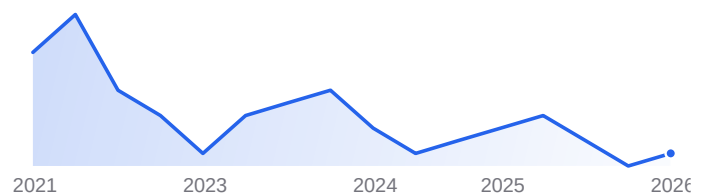
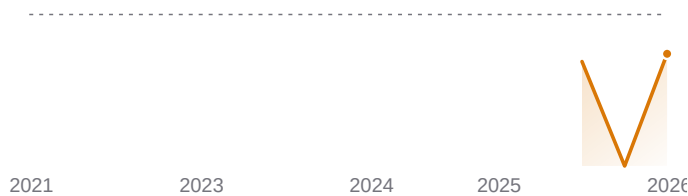


Sale premium vs estimated value

-5.0%

Annual turnover (share of homes sold)

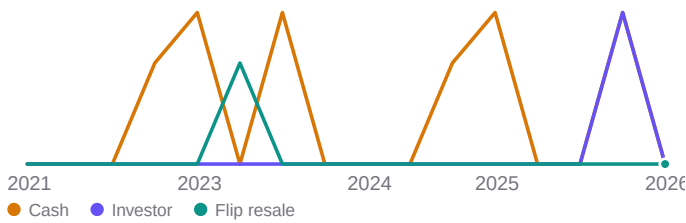
1.9%



BUYERS & OUTCOMES

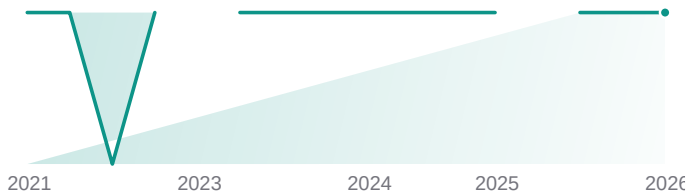
Buyer mix

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



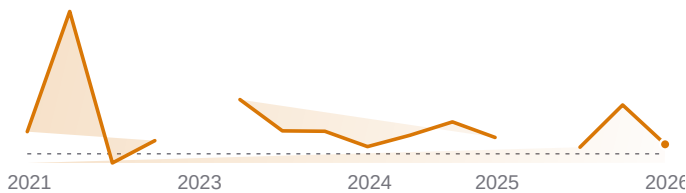
Sellers who sold at a gain

100%

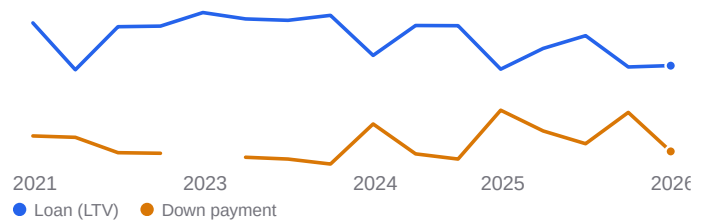


Median annualized return at resale

+2.8%

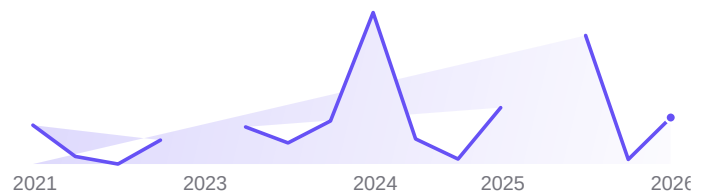


Financing (share of purchase price) Loan (LTV) 66% · Down payment 10%



Typical hold before selling

9.0 yrs



HOUSING STOCK

Homes	312
Median value (AVM)	\$595K
Median size	2,056 ft²
Median year built	1984
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	3.1%
Owner occupied	85%
Company owned	11%
Median loan-to-value	56%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	894
Density	221 / mi²
Median household income	\$128K
Average household income	\$142K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	30
Homes occupied	89%
Bachelor's or higher	28%
Poverty rate	3.5%
Unemployment	0.9%
Average temp	56°F
Annual precip	44 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.