

# Shady Side 20764

ZIP code · MD · Maryland > Anne Arundel County > Shady Side

**SELLER'S MARKET**

**\$378K**

MEDIAN SALE PRICE

**+0.3%**

1-YR CHANGE

**106**

SALES (12 MO)

**\$427K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 70 / 100**

Buyer's market

Balanced

Seller's market

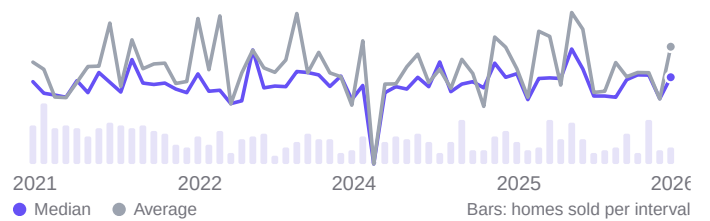
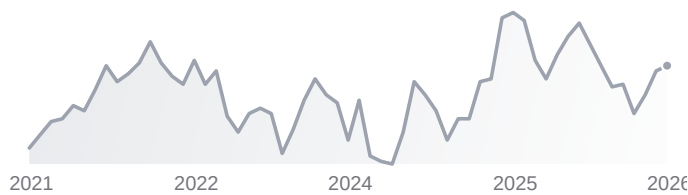
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**70 / 100**

Sale prices

**Median \$405K · Average \$534K**

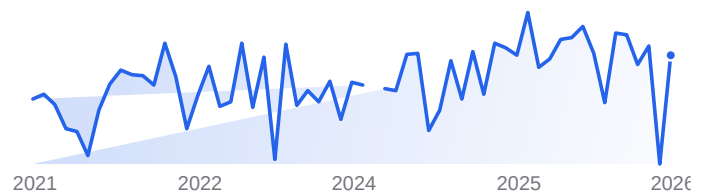
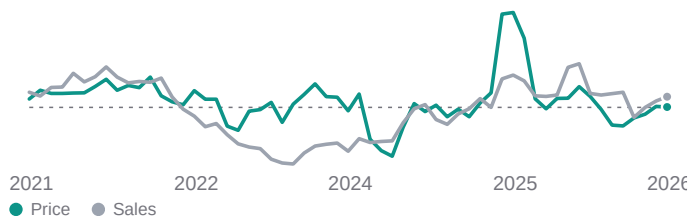


Growth (year over year)

**Price +0.3% · Sales +8.2%**

Price per square foot

**\$299/ft²**

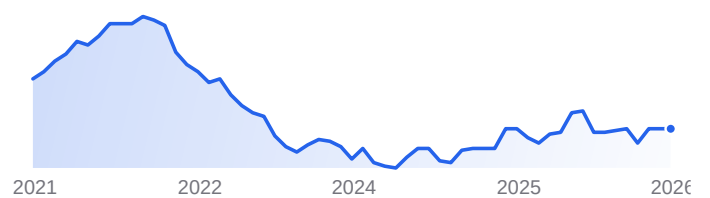
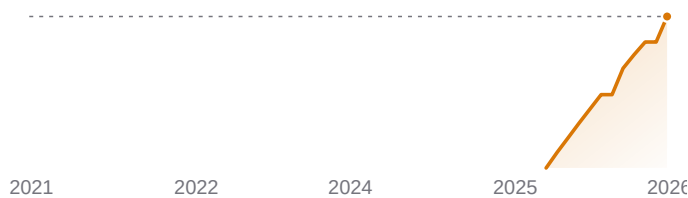


Sale premium vs estimated value

**+0.0%**

Annual turnover (share of homes sold)

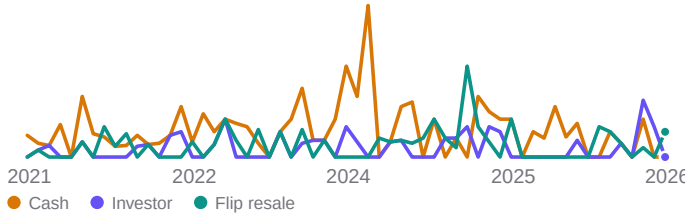
**5.2%**



## BUYERS & OUTCOMES

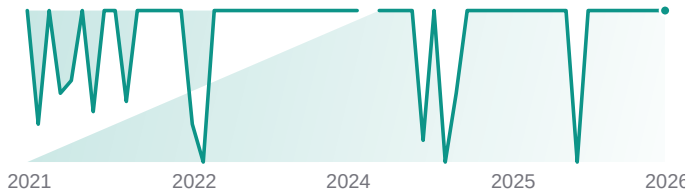
### Buyer mix

Cash 0% · Investor 0% · Flip resale 17%



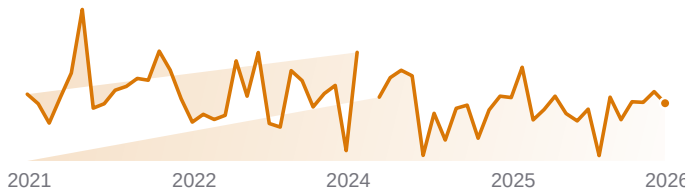
### Sellers who sold at a gain

100%

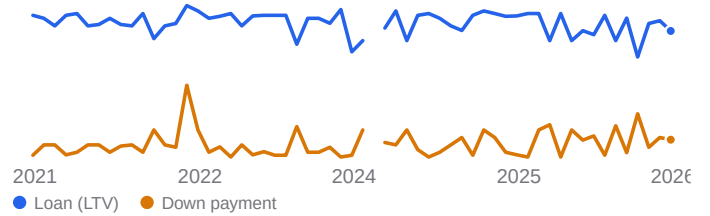


### Median annualized return at resale

+4.4%

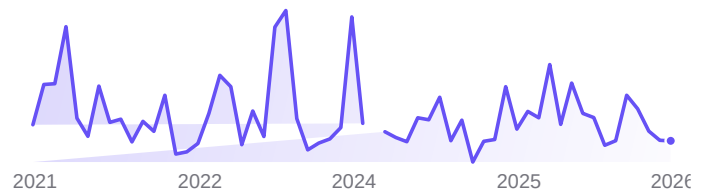


### Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



### Typical hold before selling

3.4 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,023     |
| Median value (AVM) | \$427K    |
| Median size        | 1,485 ft² |
| Median year built  | 1985      |
| Single family      | 99%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 38%     |
| Underwater (LTV 125% or more) | 1.8%    |
| Owner occupied                | 82%     |
| Company owned                 | 10%     |
| Median loan-to-value          | 61%     |
| Typical ownership tenure      | 9.9 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 4,058     |
| Density                          | 582 / mi² |
| Median household income          | \$119K    |
| Average household income         | \$125K    |
| Crime index (US avg 100)         | 111       |
| Air pollution index (US avg 100) | 88        |
| Earthquake index (US avg 100)    | 32        |
| Homes occupied                   | 90%       |
| Bachelor's or higher             | 23%       |
| Poverty rate                     | 4.2%      |
| Unemployment                     | 0.8%      |
| Average temp                     | 57°F      |
| Annual precip                    | 44 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.