

West River 20778

ZIP code · MD · Maryland > Anne Arundel County

BALANCED MARKET

\$755K

MEDIAN SALE PRICE

+10.2%

1-YR CHANGE

24

SALES (12 MO)

\$670K

MEDIAN VALUE (AVM)

Market temperature

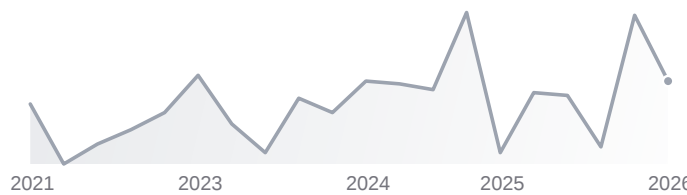
Balanced market · 53 / 100



MARKET TRENDS (5 YEARS)

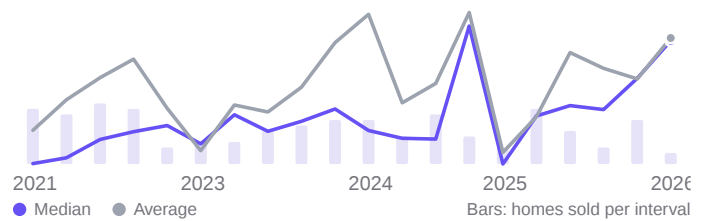
Market temperature (0–100)

53 / 100



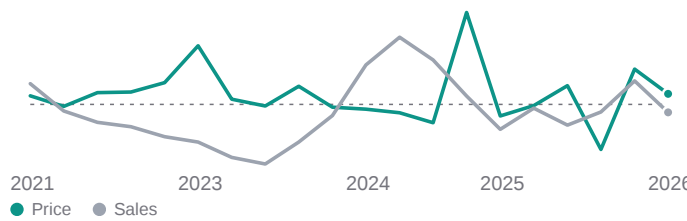
Sale prices

Median \$805K · Average \$813K



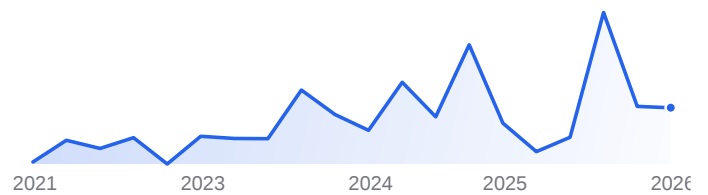
Growth (year over year)

Price +10.2% · Sales -7.7%



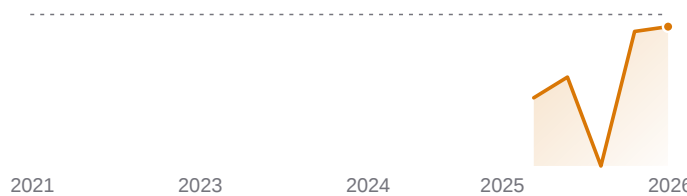
Price per square foot

\$290/ft²



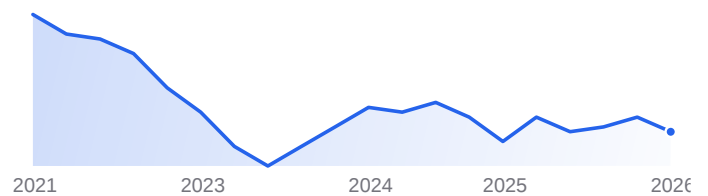
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

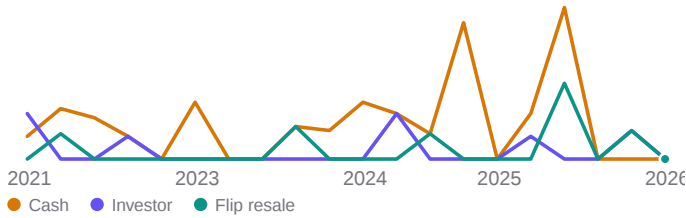
3.1%



BUYERS & OUTCOMES

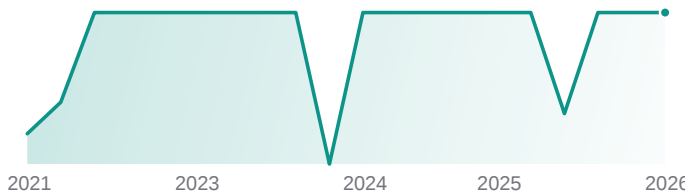
Buyer mix

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



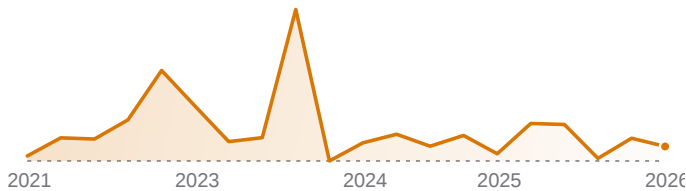
Sellers who sold at a gain

100%

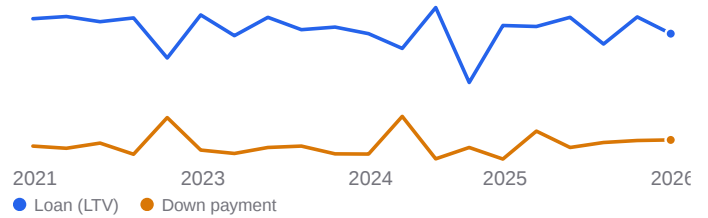


Median annualized return at resale

+3.0%

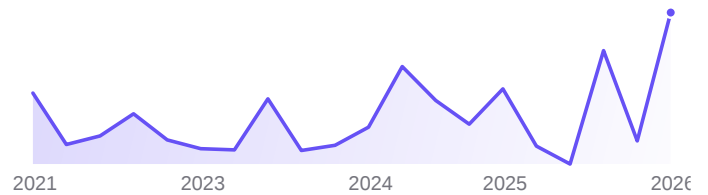


Financing (share of purchase price) Loan (LTV) 80% · Down payment 15%



Typical hold before selling

28.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	782
Median value (AVM)	\$670K
Median size	2,182 ft²
Median year built	1989
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	2.7%
Owner occupied	91%
Company owned	12%
Median loan-to-value	58%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	1,603
Density	188 / mi²
Median household income	\$156K
Average household income	\$212K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	35
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	3.9%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.