

Tracys Landing 20779

ZIP code · MD · Maryland > Anne Arundel County

BALANCED MARKET

\$483K

MEDIAN SALE PRICE

-29.2%

1-YR CHANGE

15

SALES (12 MO)

\$603K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



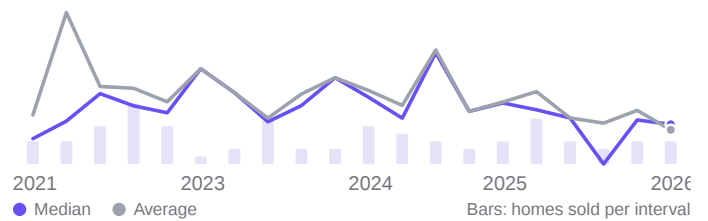
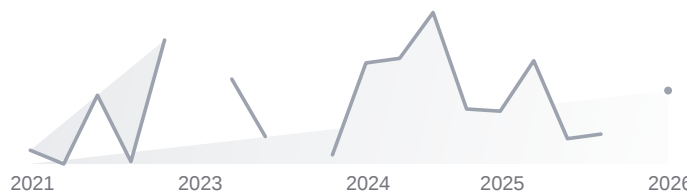
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$465K · Average \$421K

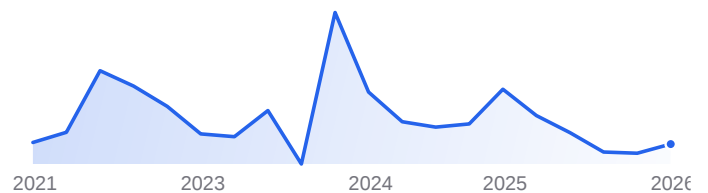
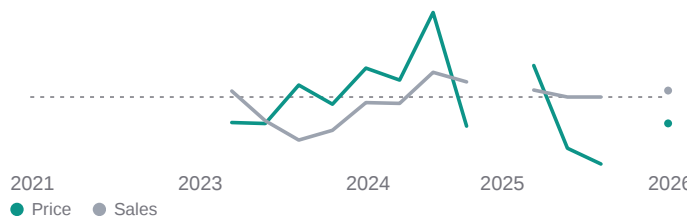


Growth (year over year)

Price -29.2% · Sales +7.1%

Price per square foot

\$225/ft²

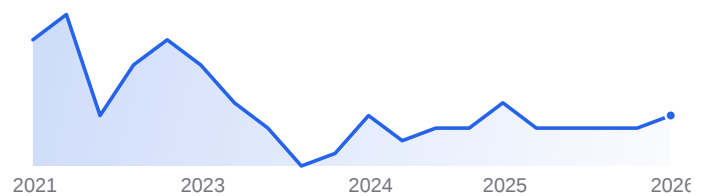
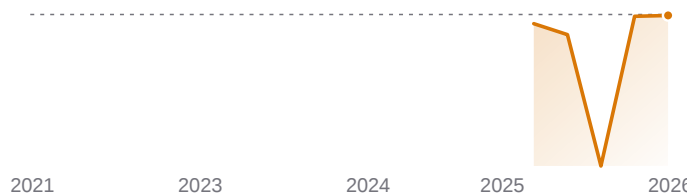


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

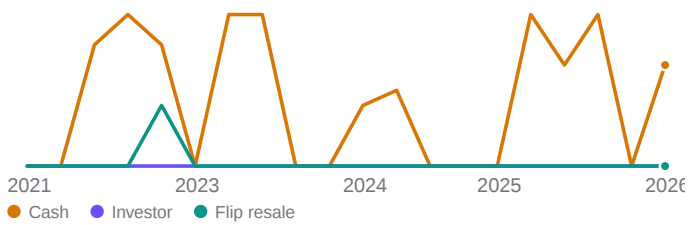
2.5%



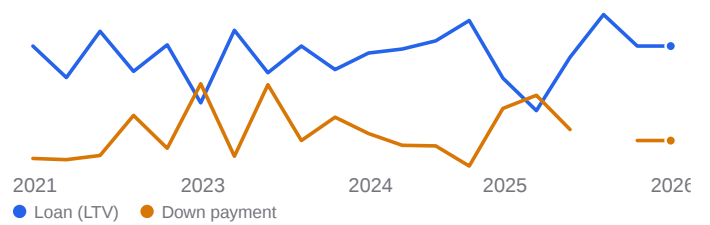
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

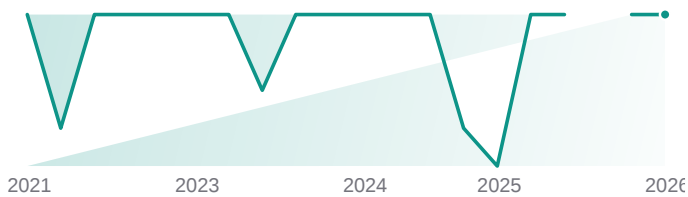


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



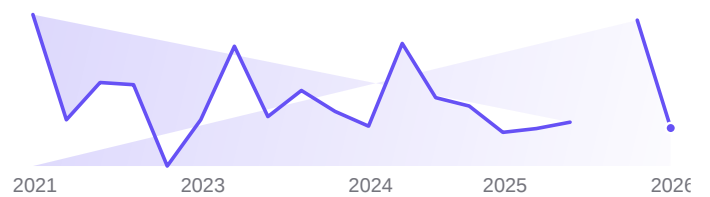
Sellers who sold at a gain

100%



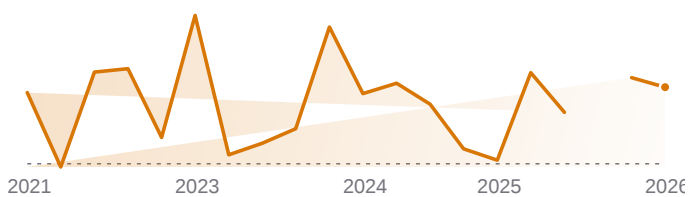
Typical hold before selling

6.0 yrs



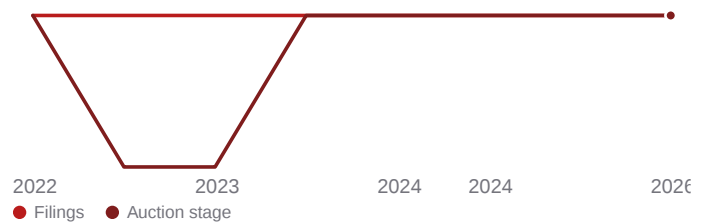
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	598
Median value (AVM)	\$603K
Median size	1,820 ft²
Median year built	1967
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.2%
Owner occupied	82%
Company owned	13%
Median loan-to-value	50%
Typical ownership tenure	16.5 yrs

COMMUNITY

Population	1,423
Density	201 / mi²
Median household income	\$114K
Average household income	\$125K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	34
Homes occupied	85%
Bachelor's or higher	27%
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.