

Bel Air 21015

ZIP code · MD · Maryland > Harford County > Bel Air

BALANCED MARKET

\$430K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

409

SALES (12 MO)

\$489K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



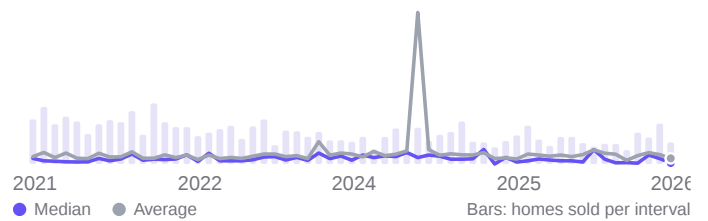
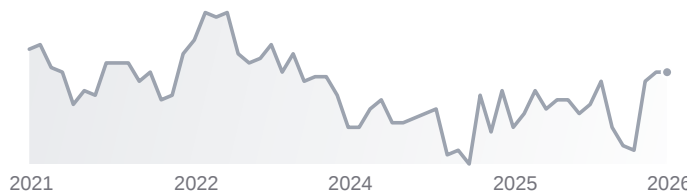
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$365K · Average \$438K

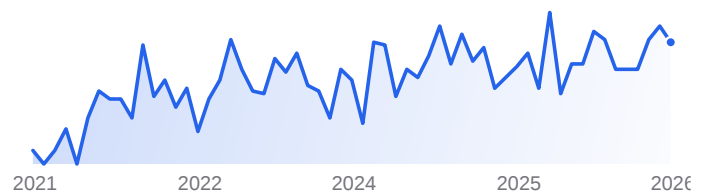
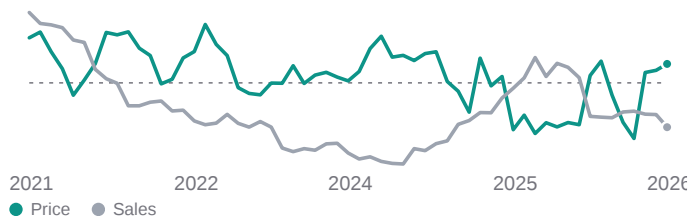


Growth (year over year)

Price +6.7% · Sales -15.7%

Price per square foot

\$252/ft²

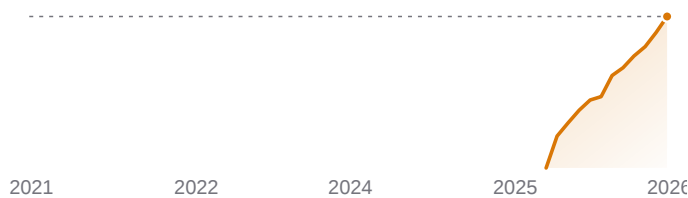


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

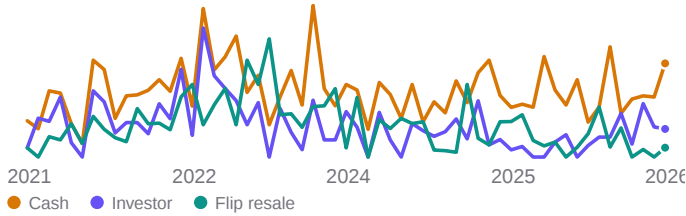
3.6%



BUYERS & OUTCOMES

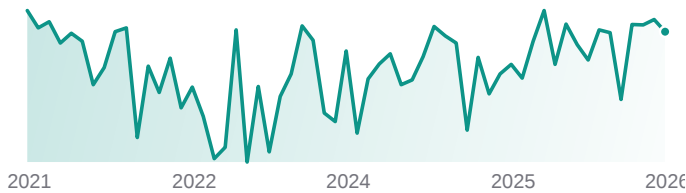
Buyer mix

Cash 32% · Investor 9.7% · Flip resale 3.2%



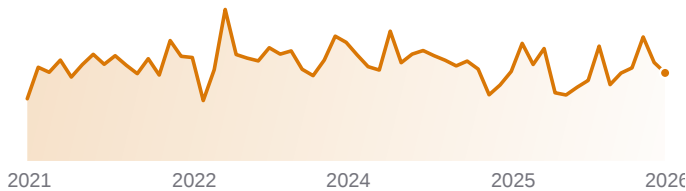
Sellers who sold at a gain

95%

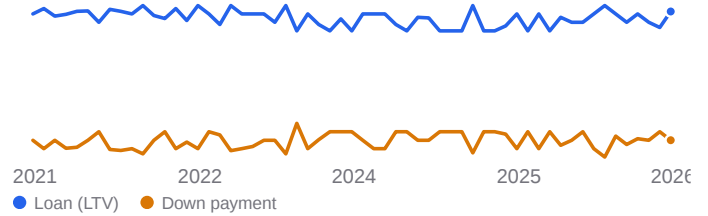


Median annualized return at resale

+3.7%

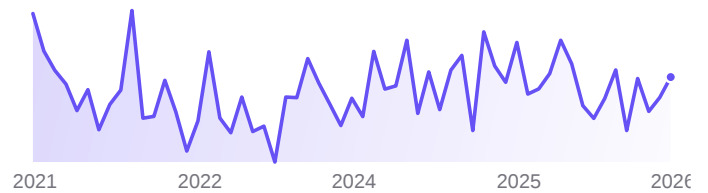


Financing (share of purchase price) Loan (LTV) 91% · Down payment 15%



Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,313
Median value (AVM)	\$489K
Median size	1,838 ft²
Median year built	1993
Single family	65%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	2.1%
Owner occupied	90%
Company owned	7.6%
Median loan-to-value	61%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	31,461
Density	1,017 / mi²
Median household income	\$127K
Average household income	\$147K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	53
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	4.8%
Unemployment	0.9%
Average temp	55°F
Annual precip	47 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.