

Belcamp 21017

ZIP code · MD · Maryland > Harford County

SELLER'S MARKET

\$418K

MEDIAN SALE PRICE

+50.3%

1-YR CHANGE

97

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

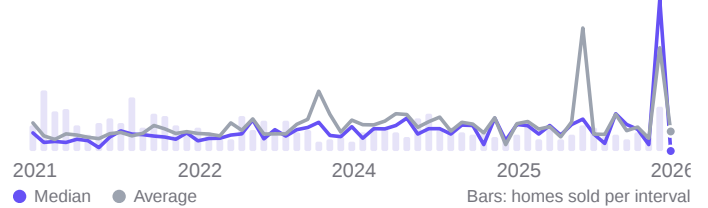
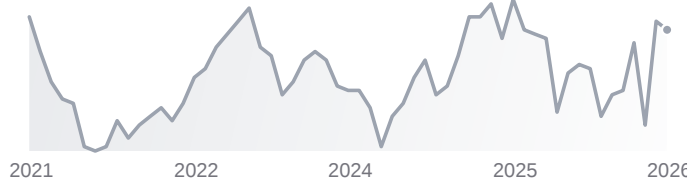
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$170K · Average \$262K

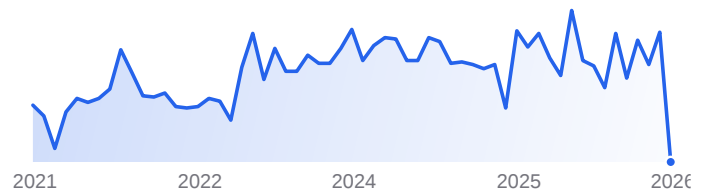
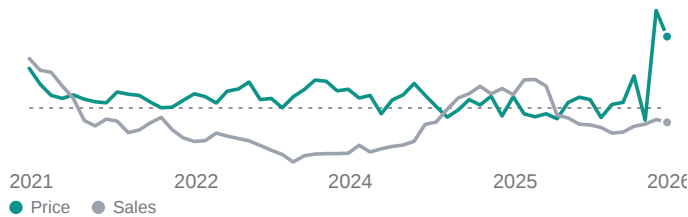


Growth (year over year)

Price +50.3% · Sales -10.2%

Price per square foot

\$133/ft²

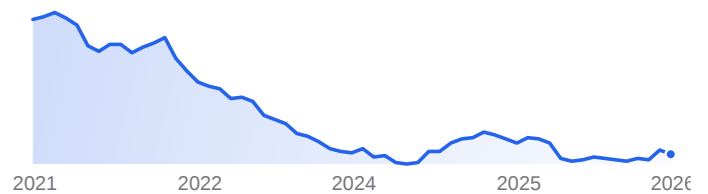
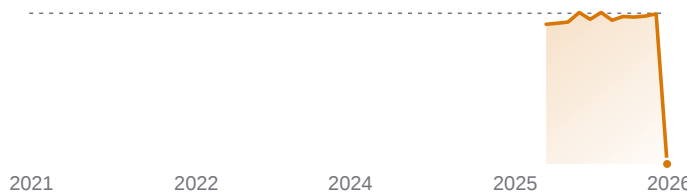


Sale premium vs estimated value

-30.4%

Annual turnover (share of homes sold)

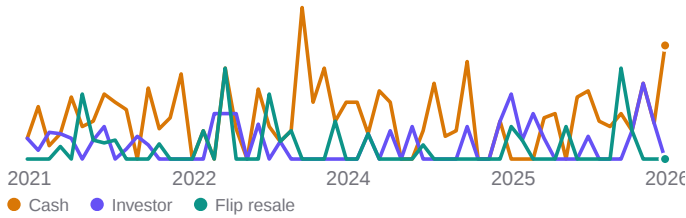
4.1%



BUYERS & OUTCOMES

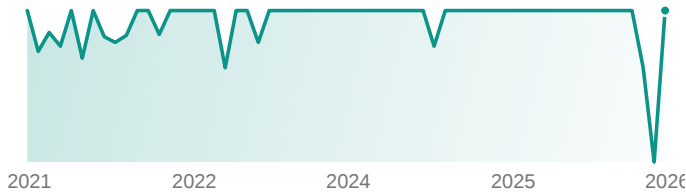
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



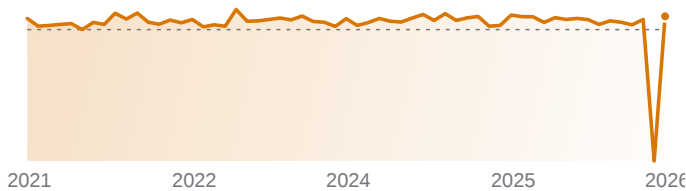
Sellers who sold at a gain

100%

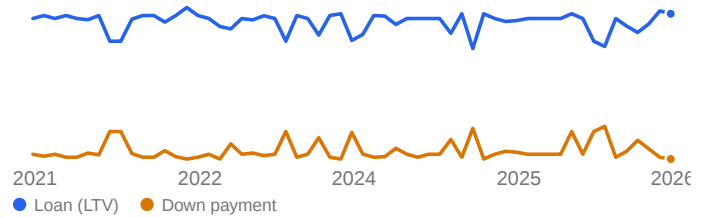


Median annualized return at resale

+5.8%

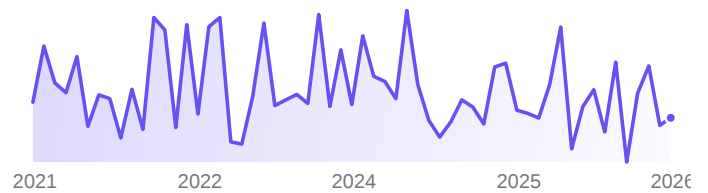


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



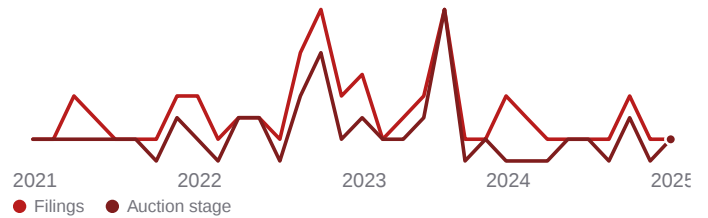
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,348
Median value (AVM)	\$279K
Median size	1,280 ft²
Median year built	1991
Single family	29%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	30%
Underwater (LTV 125% or more)	2.2%
Owner occupied	82%
Company owned	9.2%
Median loan-to-value	64%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	6,674
Density	2,343 / mi²
Median household income	\$98K
Average household income	\$118K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	53
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	7.7%
Unemployment	1.0%
Average temp	55°F
Annual precip	45 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.