

Clarksville 21029

ZIP code · MD · Maryland > Howard County

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+16.3%

1-YR CHANGE

149

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

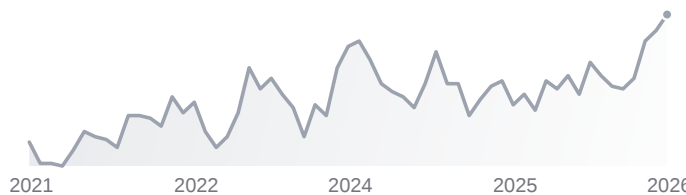
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

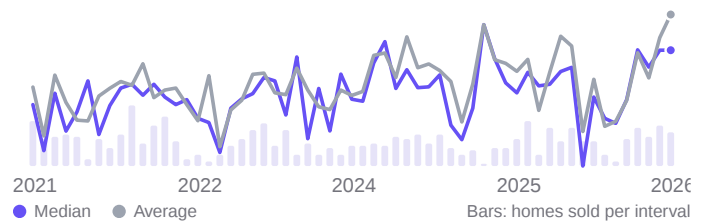
Market temperature (0–100)

78 / 100



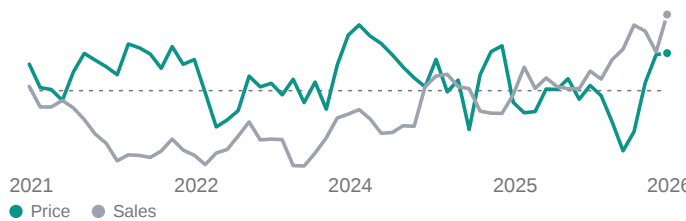
Sale prices

Median \$1.2M · Average \$1.4M



Growth (year over year)

Price +16.3% · Sales +33.0%



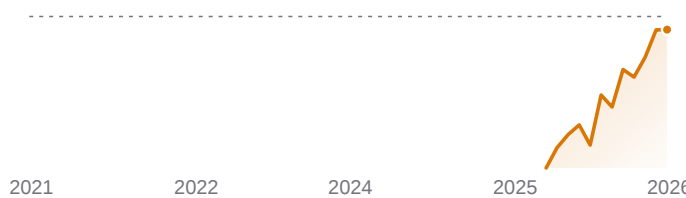
Price per square foot

\$387/ft²



Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

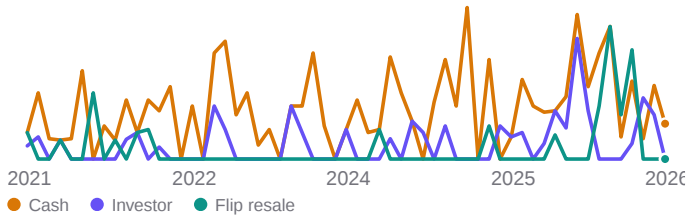
3.5%



BUYERS & OUTCOMES

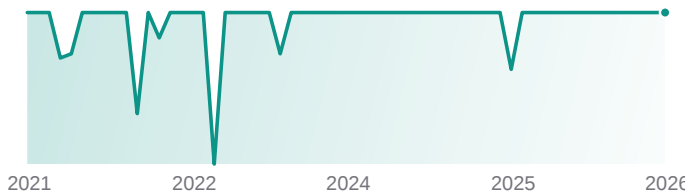
Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



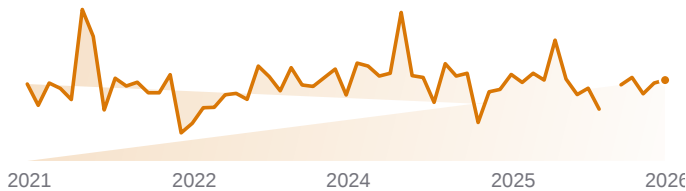
Sellers who sold at a gain

100%

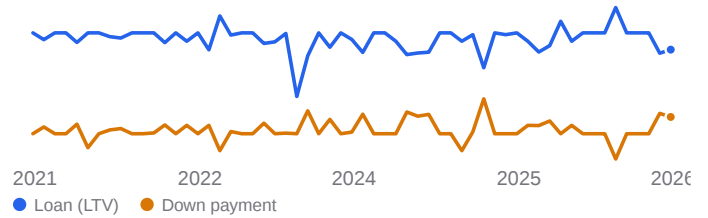


Median annualized return at resale

+4.4%

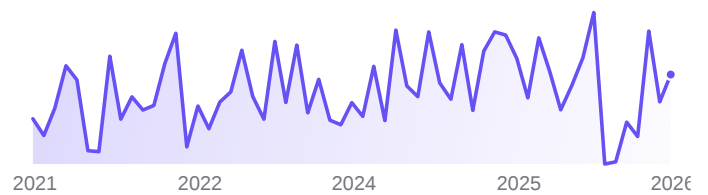


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



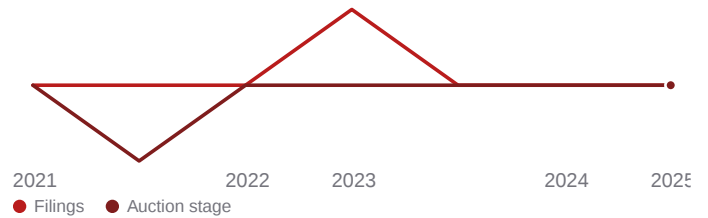
Typical hold before selling

15.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,238
Median value (AVM)	\$1M
Median size	3,083 ft²
Median year built	1999
Single family	88%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.8%
Owner occupied	88%
Company owned	12%
Median loan-to-value	53%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	12,577
Density	781 / mi²
Median household income	\$222K
Average household income	\$258K
Crime index (US avg 100)	18
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	41
Homes occupied	98%
Bachelor's or higher	34%
Poverty rate	1.2%
Unemployment	0.9%
Average temp	54°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.