

Davidsonville 21035

ZIP code · MD · Maryland > Anne Arundel County

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

85

SALES (12 MO)

\$952K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



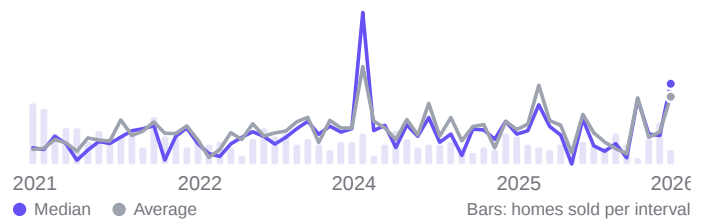
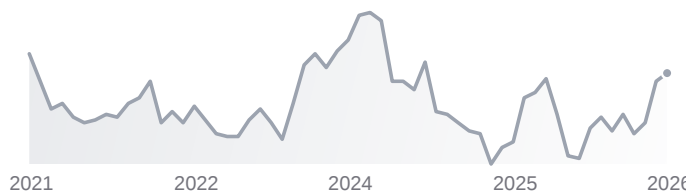
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$1.6M · Average \$1.4M

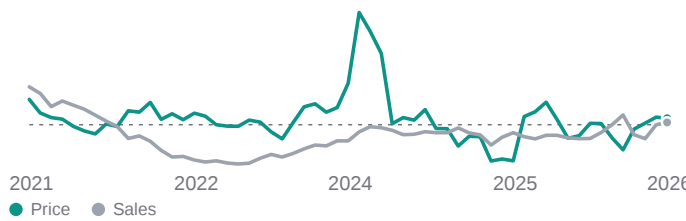


Growth (year over year)

Price +6.6% · Sales +2.4%

Price per square foot

\$250/ft²

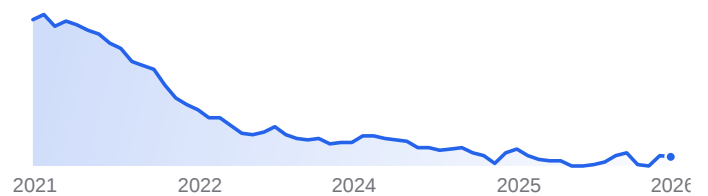
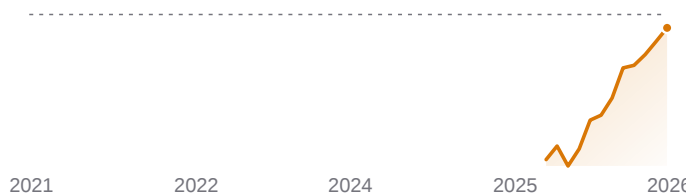


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

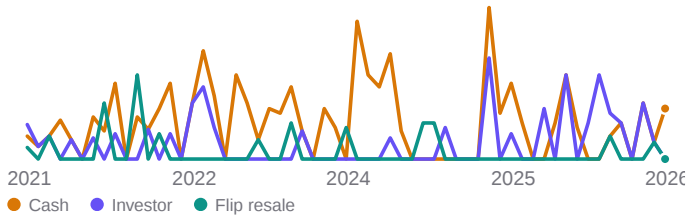
2.8%



BUYERS & OUTCOMES

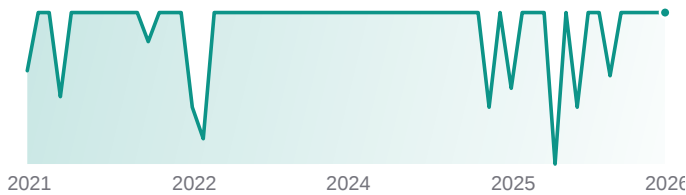
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

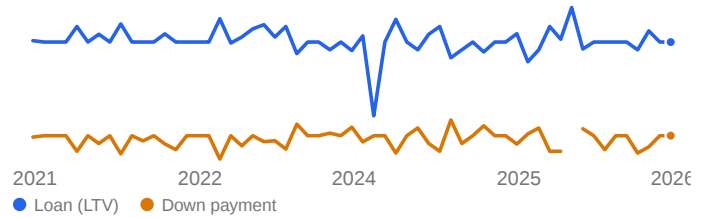


Median annualized return at resale

+4.1%

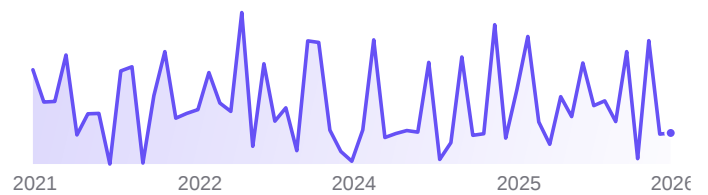


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



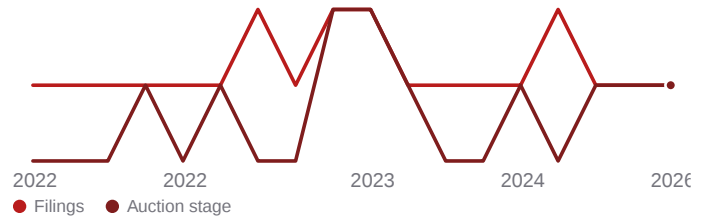
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,082
Median value (AVM)	\$952K
Median size	2,830 ft²
Median year built	1984
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.2%
Owner occupied	90%
Company owned	17%
Median loan-to-value	54%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	8,399
Density	294 / mi²
Median household income	\$179K
Average household income	\$205K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	33
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	3.3%
Unemployment	0.8%
Average temp	56°F
Annual precip	44 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.