

Edgewater 21037

ZIP code · MD · Maryland > Anne Arundel County > Edgewater

SELLER'S MARKET

\$580K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

365

SALES (12 MO)

\$577K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

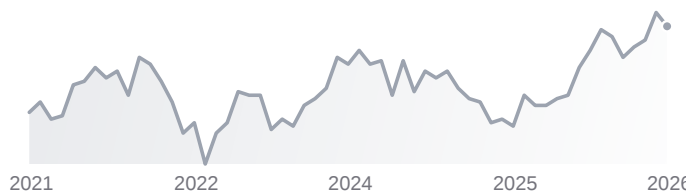
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

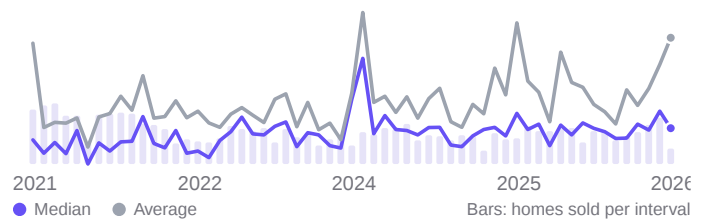
Market temperature (0–100)

68 / 100



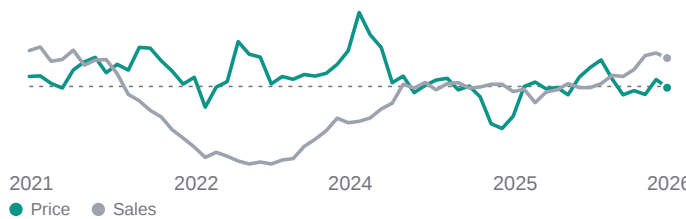
Sale prices

Median \$556K · Average \$975K



Growth (year over year)

Price -0.7% · Sales +15.1%



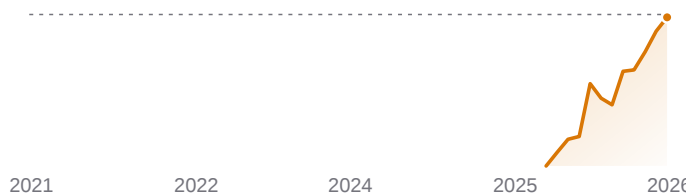
Price per square foot

\$353/ft²



Sale premium vs estimated value

-0.0%



Annual turnover (share of homes sold)

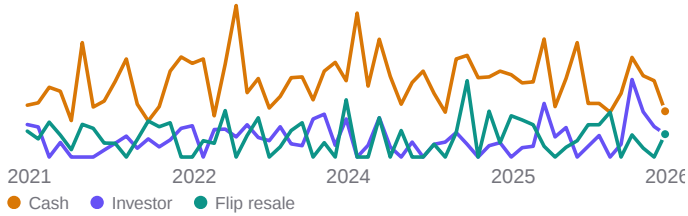
4.2%



BUYERS & OUTCOMES

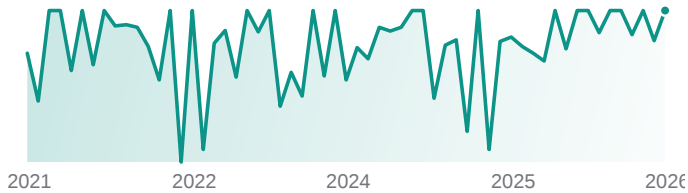
Buyer mix

Cash 13% · Investor 6.7% · Flip resale 6.7%



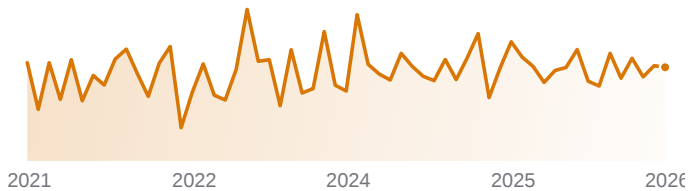
Sellers who sold at a gain

100%

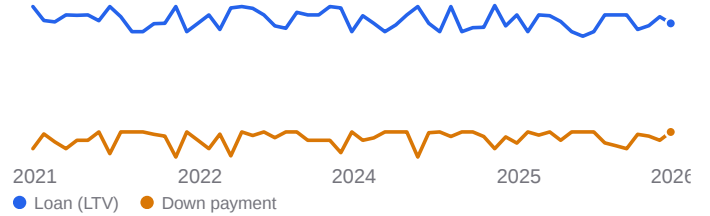


Median annualized return at resale

+4.9%

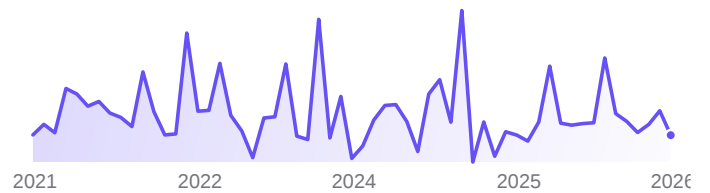


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



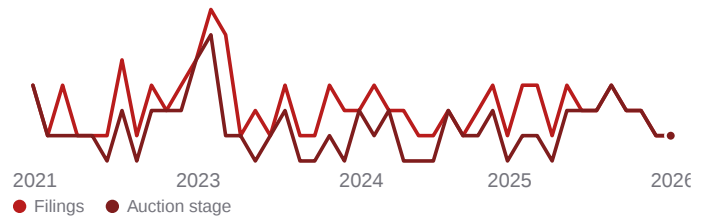
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,692
Median value (AVM)	\$577K
Median size	1,854 ft²
Median year built	1979
Single family	87%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	2.0%
Owner occupied	87%
Company owned	12%
Median loan-to-value	57%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	23,285
Density	1,054 / mi²
Median household income	\$131K
Average household income	\$152K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	31%
Poverty rate	7.0%
Unemployment	0.9%
Average temp	57°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.