

Columbia 21044

ZIP code · MD · Maryland > Howard County > Columbia

BALANCED MARKET

\$517K

MEDIAN SALE PRICE

-13.4%

1-YR CHANGE

504

SALES (12 MO)

\$544K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



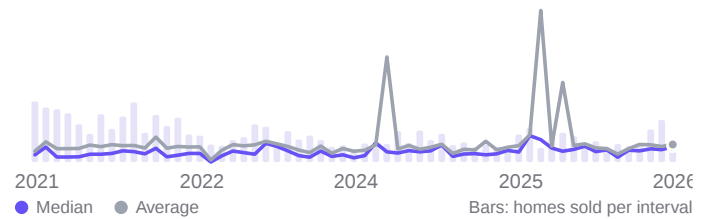
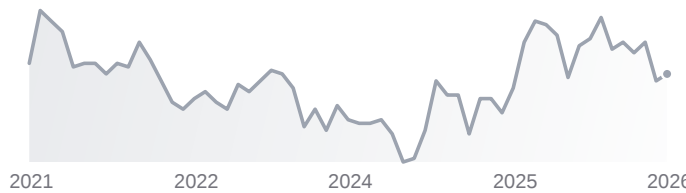
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$540K · Average \$569K

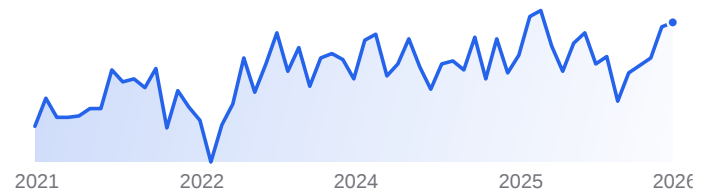
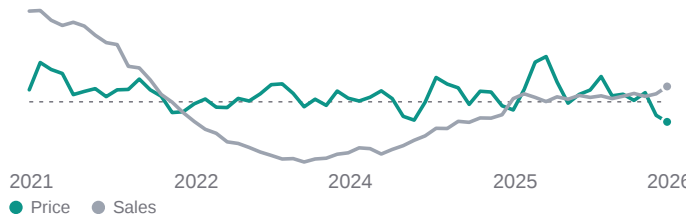


Growth (year over year)

Price -13.4% · Sales +10.3%

Price per square foot

\$304/ft²

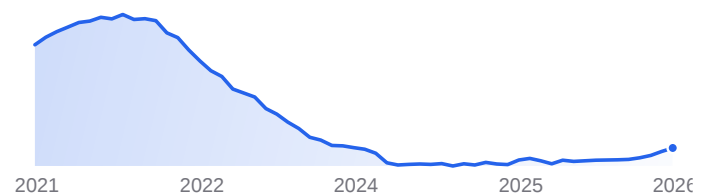
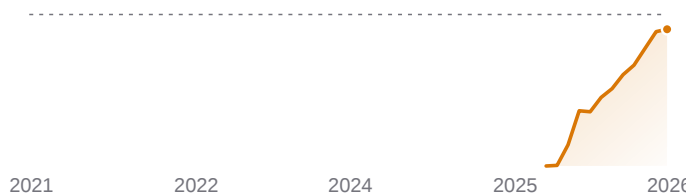


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

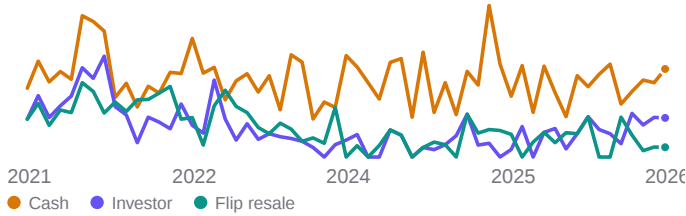
3.9%



BUYERS & OUTCOMES

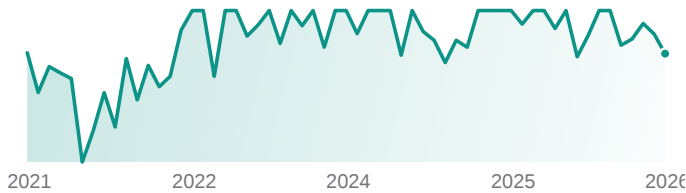
Buyer mix

Cash 24% · Investor 11% · Flip resale 2.6%



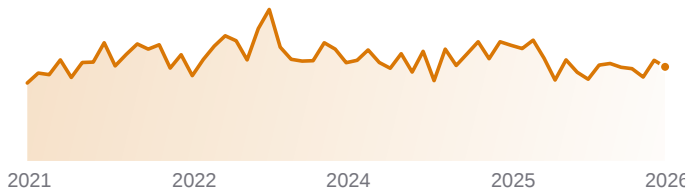
Sellers who sold at a gain

93%

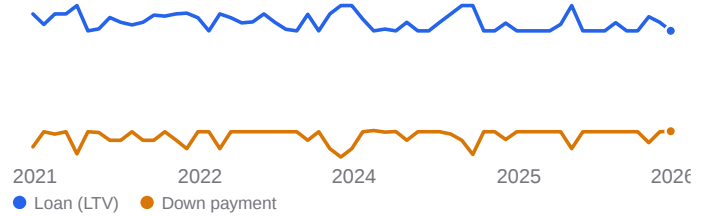


Median annualized return at resale

+4.0%

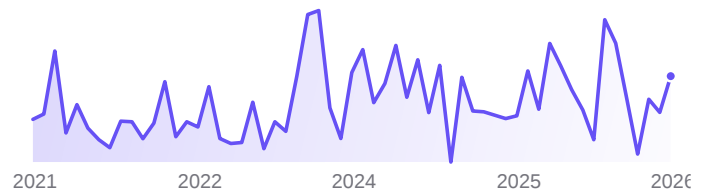


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



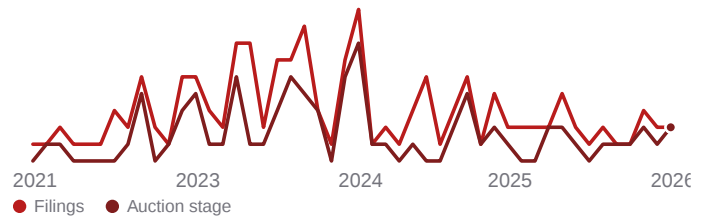
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,933
Median value (AVM)	\$544K
Median size	1,826 ft²
Median year built	1983
Single family	51%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	1.9%
Owner occupied	82%
Company owned	11%
Median loan-to-value	59%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	44,507
Density	3,688 / mi²
Median household income	\$126K
Average household income	\$150K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	32%
Poverty rate	8.0%
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.