

Gibson Island 21056

ZIP code · MD · Maryland > Anne Arundel County

BALANCED MARKET

\$2.3M

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

13

SALES (12 MO)

\$2.9M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



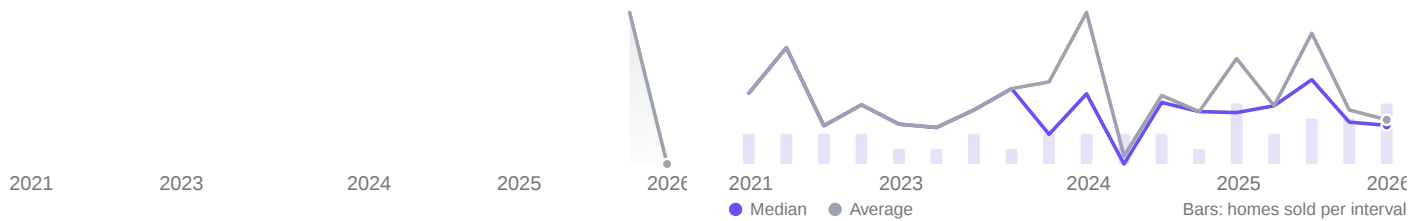
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$2.5M · Average \$2.6M

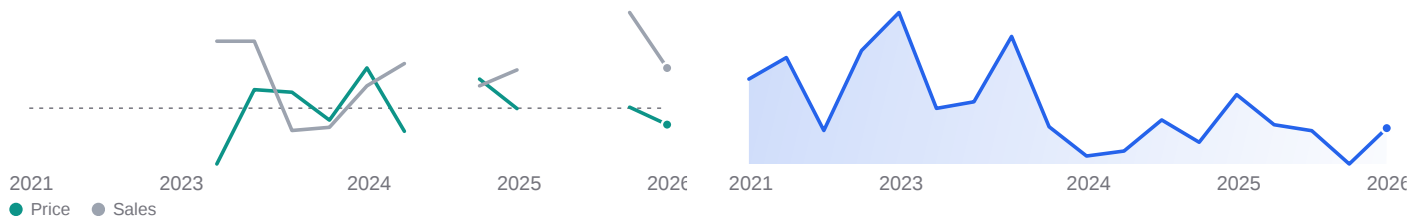


Growth (year over year)

Price -12.2% · Sales +30.0%

Price per square foot

\$844/ft²

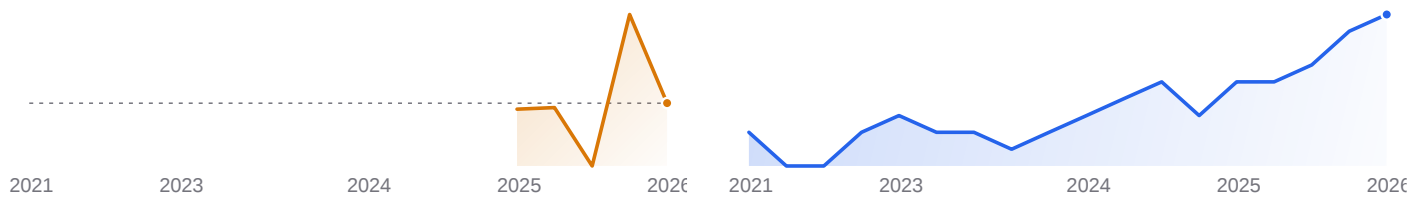


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

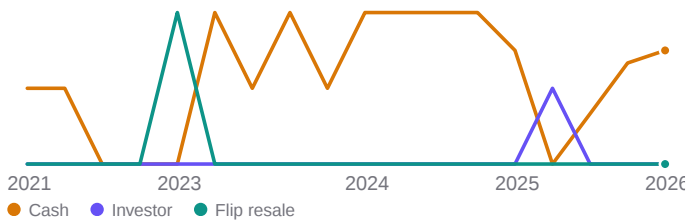
5.9%



BUYERS & OUTCOMES

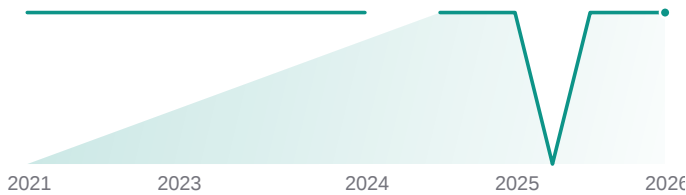
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



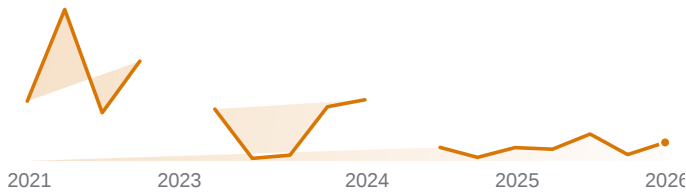
Sellers who sold at a gain

100%

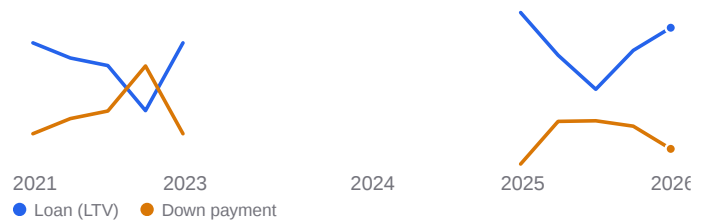


Median annualized return at resale

+4.6%

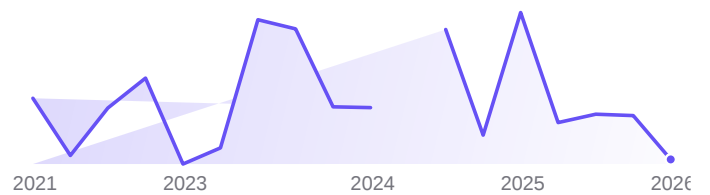


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

1.1 yrs



HOUSING STOCK

Homes	222
Median value (AVM)	\$2.9M
Median size	3,099 ft ²
Median year built	1950
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.6%
Owner occupied	48%
Company owned	32%
Median loan-to-value	22%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	646
Density	116 / mi²
Median household income	\$142K
Average household income	\$325K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	39
Homes occupied	79%
Bachelor's or higher	51%
Poverty rate	3.1%
Unemployment	0.8%
Average temp	57°F
Annual precip	45 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.