

Marriottsville 21104

ZIP code · MD · Maryland · Howard County

BALANCED MARKET

\$772K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

70

SALES (12 MO)

\$718K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



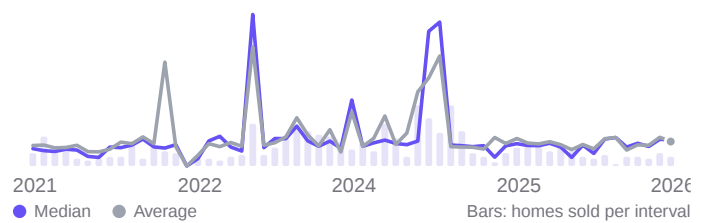
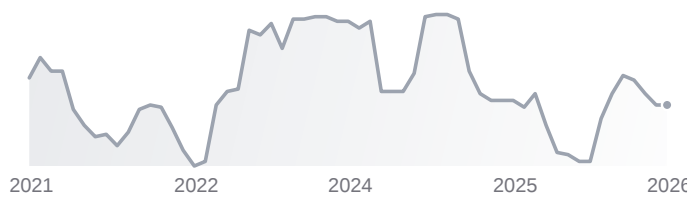
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$815K · Average \$782K

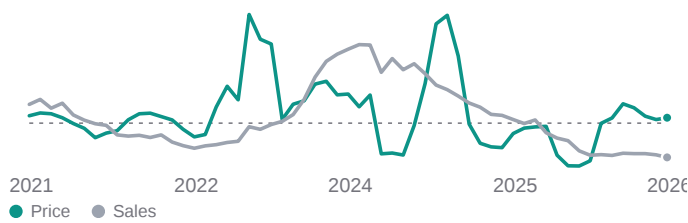


Growth (year over year)

Price +10.0% · Sales -61.7%

Price per square foot

\$349/ft²

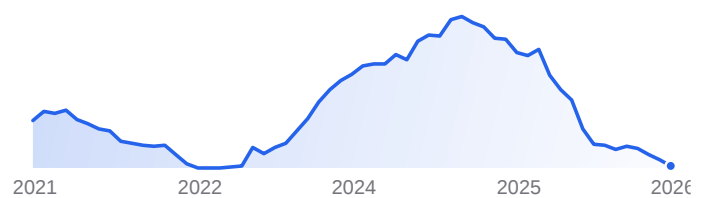
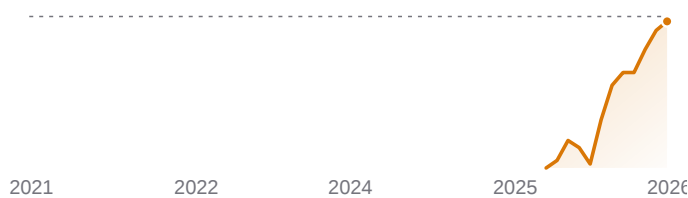


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

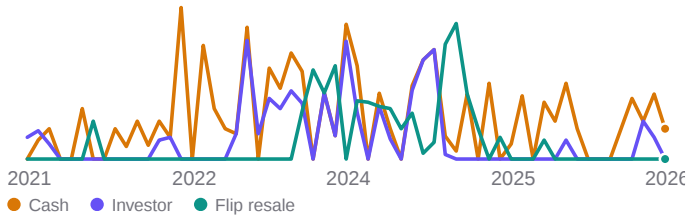
3.1%



BUYERS & OUTCOMES

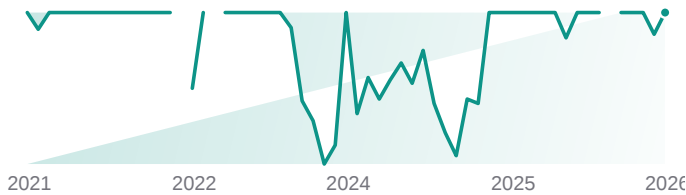
Buyer mix

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



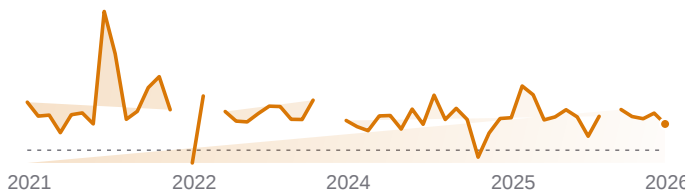
Sellers who sold at a gain

100%

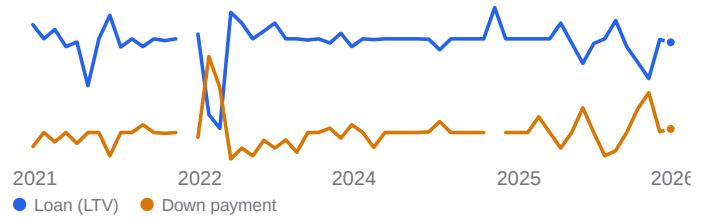


Median annualized return at resale

+3.0%

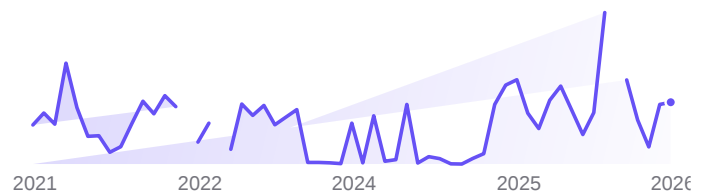


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



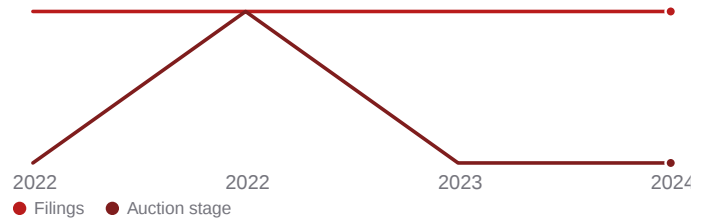
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,295
Median value (AVM)	\$718K
Median size	2,399 ft²
Median year built	1996
Single family	81%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.1%
Owner occupied	92%
Company owned	10%
Median loan-to-value	54%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	6,580
Density	368 / mi²
Median household income	\$159K
Average household income	\$206K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	45
Homes occupied	98%
Bachelor's or higher	37%
Poverty rate	3.2%
Unemployment	0.8%
Average temp	54°F
Annual precip	46 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.