

Severn 21144

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

BALANCED MARKET

\$502K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

384

SALES (12 MO)

\$516K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



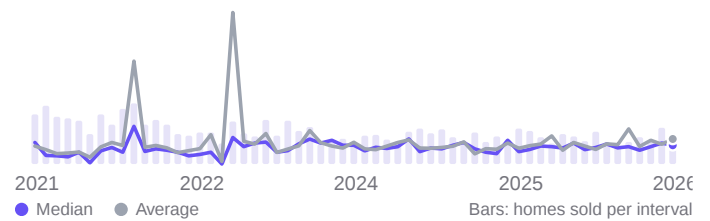
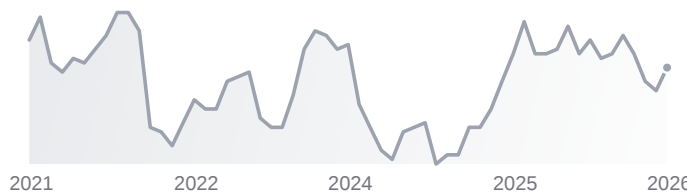
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$500K · Average \$545K

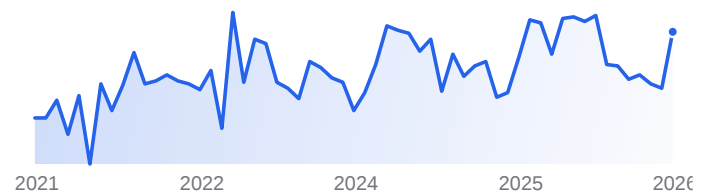
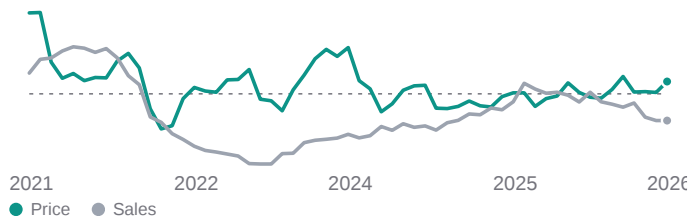


Growth (year over year)

Price +6.0% · Sales -13.1%

Price per square foot

\$281/ft²

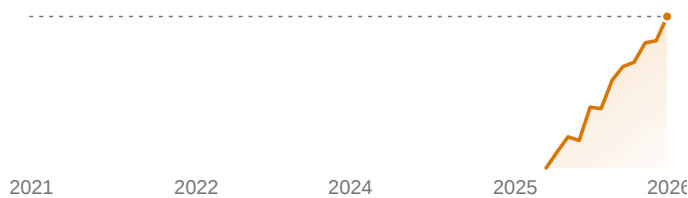


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

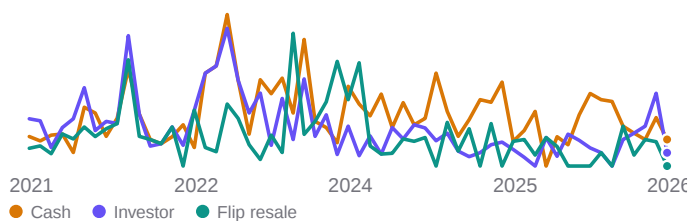
3.3%



BUYERS & OUTCOMES

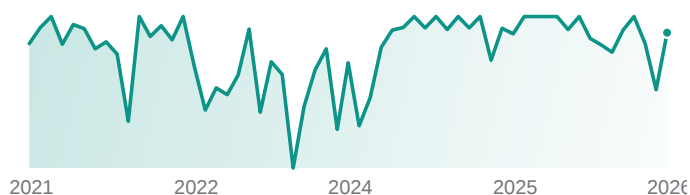
Buyer mix

Cash 7.1% · Investor 3.6% · Flip resale 0%



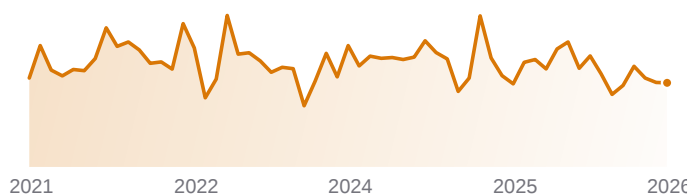
Sellers who sold at a gain

95%

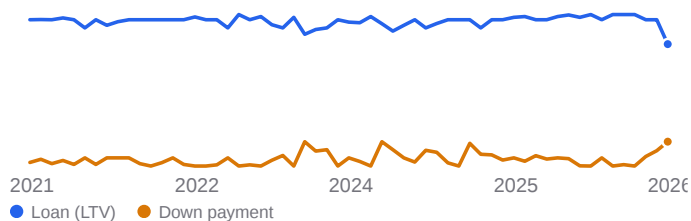


Median annualized return at resale

+3.5%

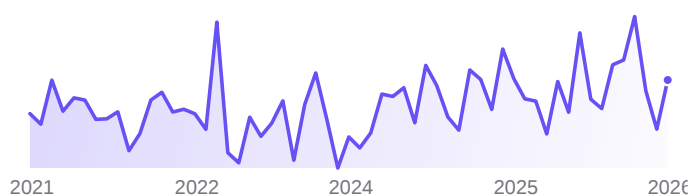


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



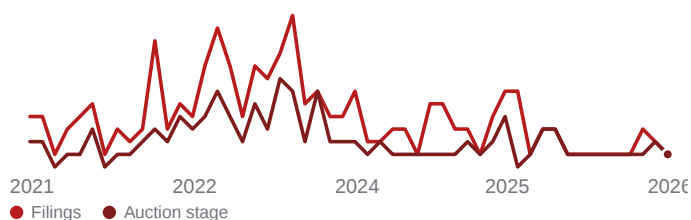
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,678
Median value (AVM)	\$516K
Median size	1,890 ft²
Median year built	1991
Single family	77%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	31%
Underwater (LTV 125% or more)	2.5%
Owner occupied	87%
Company owned	9.1%
Median loan-to-value	65%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	37,487
Density	2,360 / mi²
Median household income	\$131K
Average household income	\$155K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	39
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	6.5%
Unemployment	0.9%
Average temp	55°F
Annual precip	43 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.