

Severna Park 21146

ZIP code · MD · Maryland > Anne Arundel County > Severna Park

SELLER'S MARKET

\$776K

MEDIAN SALE PRICE

+11.3%

1-YR CHANGE

332

SALES (12 MO)

\$747K

MEDIAN VALUE (AVM)

Market temperature

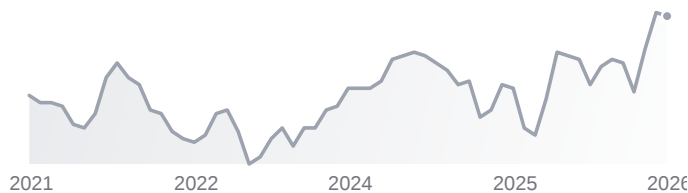
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

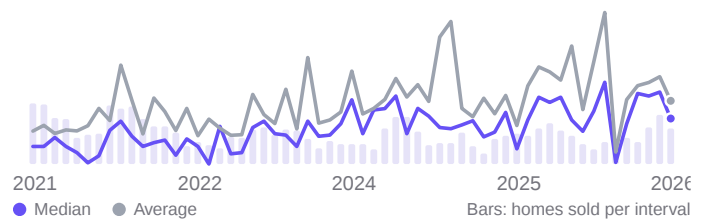
Market temperature (0–100)

71 / 100



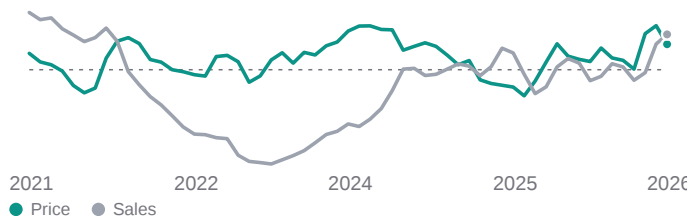
Sale prices

Median \$711K · Average \$781K



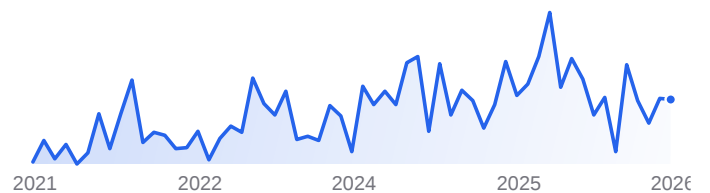
Growth (year over year)

Price +11.3% · Sales +15.7%



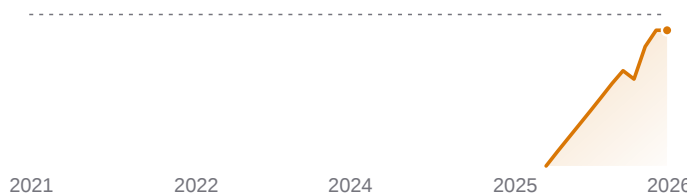
Price per square foot

\$349/ft²



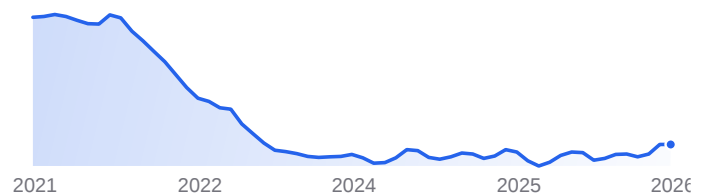
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

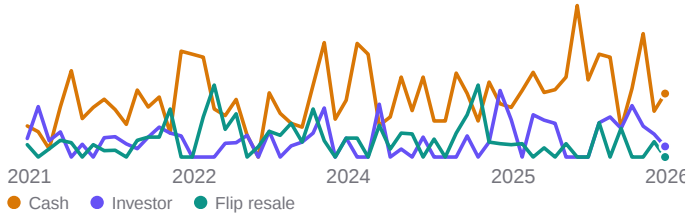
3.3%



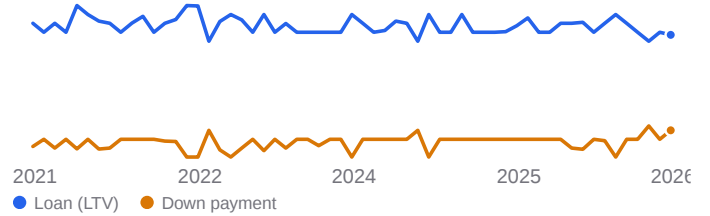
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 2.9% · Flip resale 0%

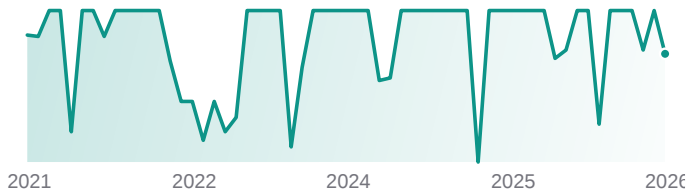


Financing (share of purchase price) Loan (LTV) 79% · Down payment 25%



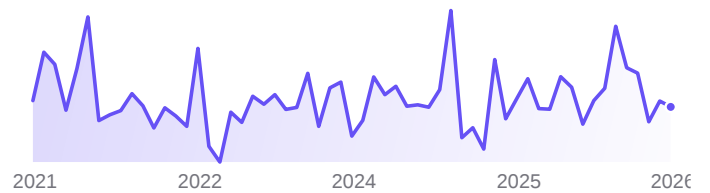
Sellers who sold at a gain

95%



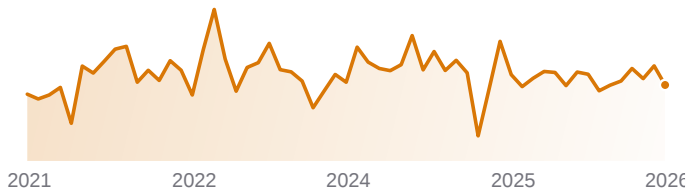
Typical hold before selling

7.5 yrs



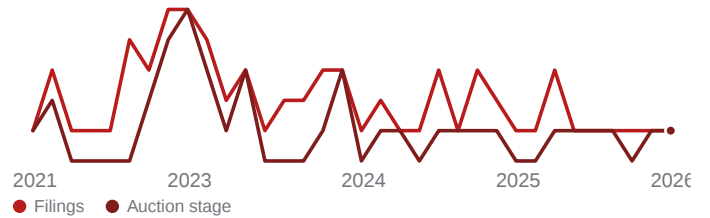
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,979
Median value (AVM)	\$747K
Median size	2,052 ft²
Median year built	1974
Single family	96%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.3%
Owner occupied	91%
Company owned	12%
Median loan-to-value	56%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	28,478
Density	2,361 / mi²
Median household income	\$169K
Average household income	\$205K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	36
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	3.4%
Unemployment	0.9%
Average temp	56°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.