

Annapolis 21401

ZIP code · MD · Maryland · Anne Arundel County · Annapolis

BALANCED MARKET

\$606K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

621

SALES (12 MO)

\$658K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

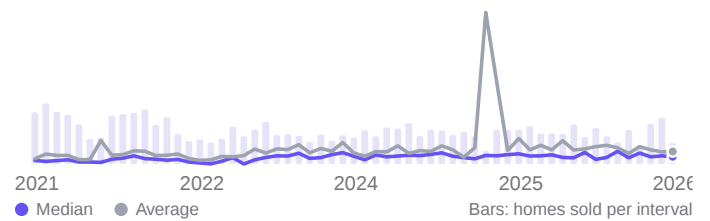
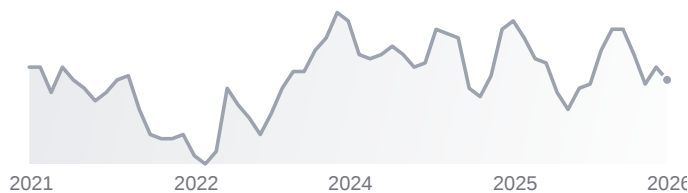
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$600K · Average \$726K

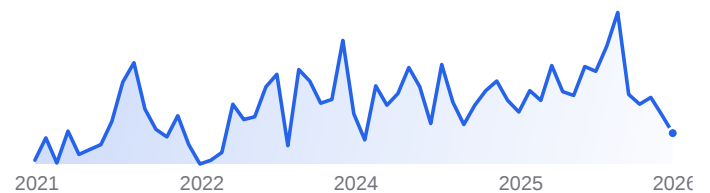
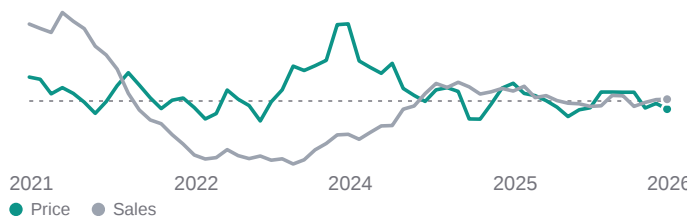


Growth (year over year)

Price -4.5% · Sales +1.0%

Price per square foot

\$296/ft²

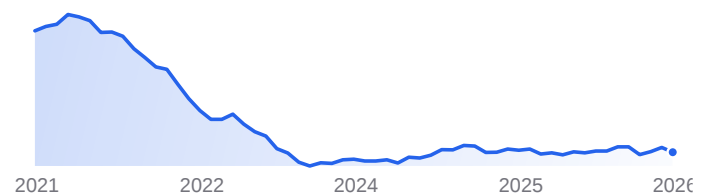
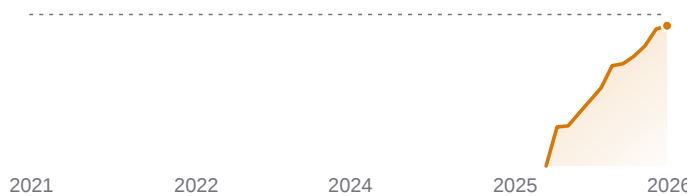


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

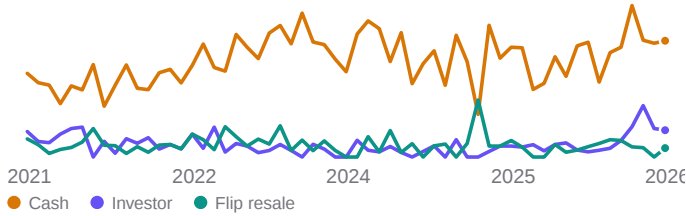
4.4%



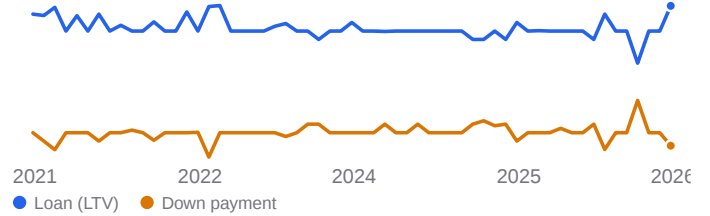
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 8.6% · Flip resale 2.9%

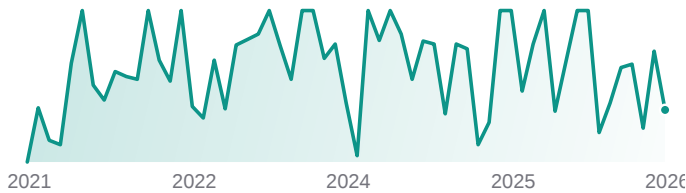


Financing (share of purchase price) Loan (LTV) 95% · Down payment 12%



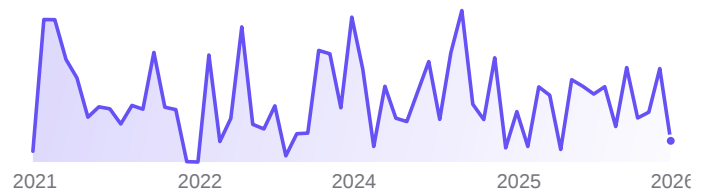
Sellers who sold at a gain

93%



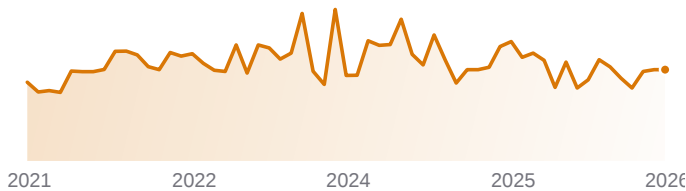
Typical hold before selling

5.7 yrs



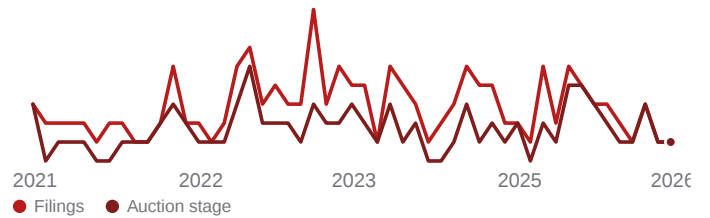
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,236
Median value (AVM)	\$658K
Median size	1,661 ft²
Median year built	1986
Single family	58%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	20%
Median loan-to-value	47%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	39,516
Density	1,752 / mi²
Median household income	\$117K
Average household income	\$157K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	38
Homes occupied	92%
Bachelor's or higher	30%
Poverty rate	8.3%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.