

Annapolis 21403

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

SELLER'S MARKET

\$713K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

519

SALES (12 MO)

\$663K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

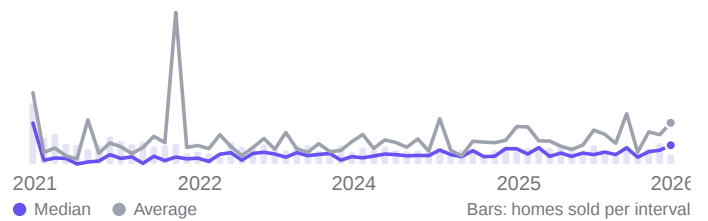
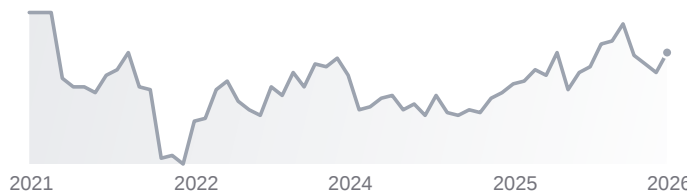
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$800K · Average \$1.3M

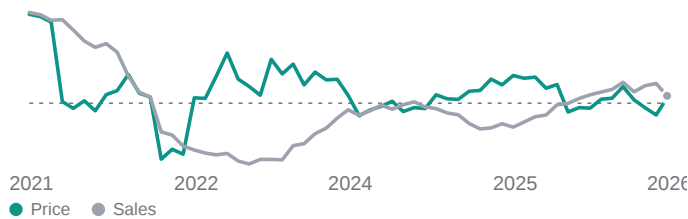


Growth (year over year)

Price +3.8% · Sales +5.1%

Price per square foot

\$463/ft²

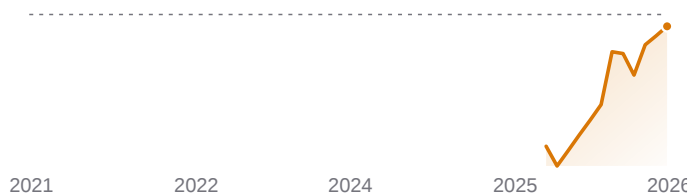


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

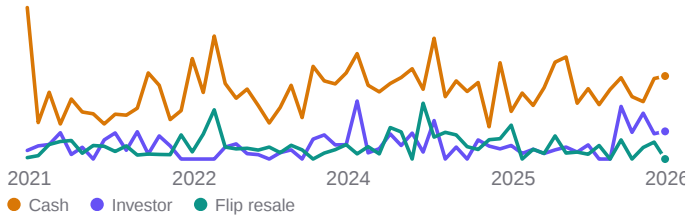
4.5%



BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 11% · Flip resale 0%



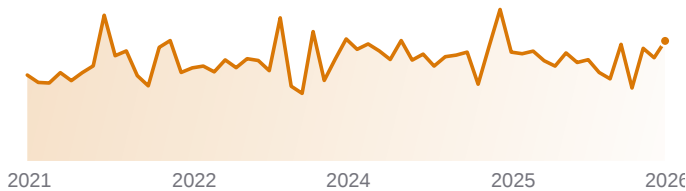
Sellers who sold at a gain

100%

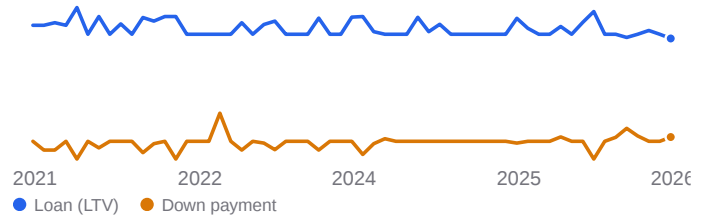


Median annualized return at resale

+5.9%



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



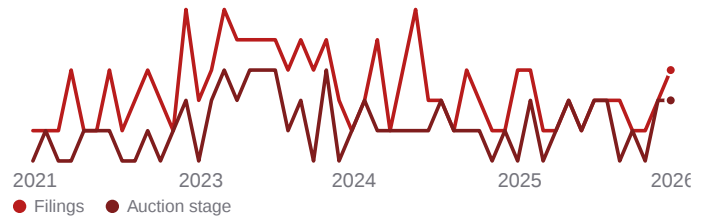
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	11,524
Median value (AVM)	\$663K
Median size	1,541 ft²
Median year built	1980
Single family	65%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	81%
Company owned	16%
Median loan-to-value	50%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	32,838
Density	2,339 / mi²
Median household income	\$118K
Average household income	\$162K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	34
Homes occupied	92%
Bachelor's or higher	32%
Poverty rate	8.5%
Unemployment	0.9%
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.