

Mount Savage 21545

ZIP code · MD · Maryland > Allegany County > Mount Savage

STRONG BUYER'S MARKET

\$49K

MEDIAN SALE PRICE

-55.9%

1-YR CHANGE

22

SALES (12 MO)

\$107K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



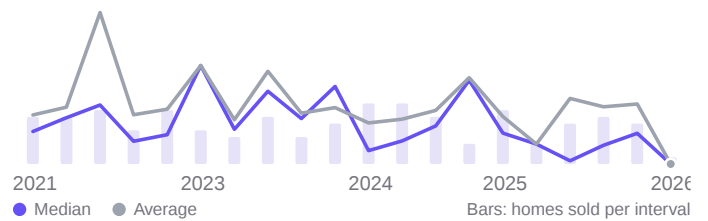
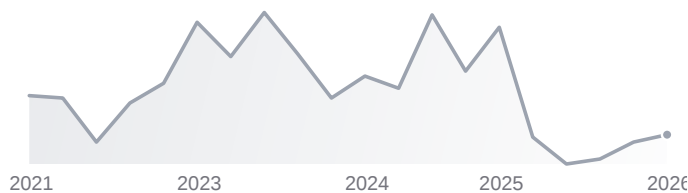
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

16 / 100

Sale prices

Median \$25K · Average \$25K

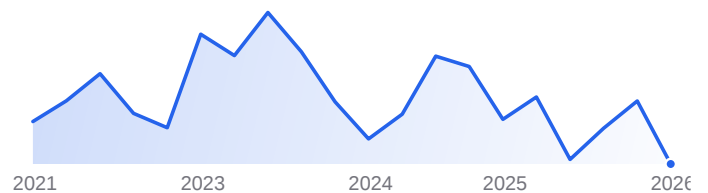
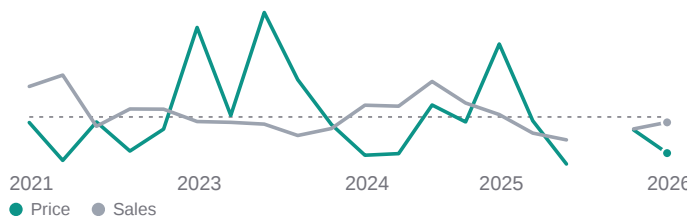


Growth (year over year)

Price -55.9% · Sales -8.3%

Price per square foot

\$16/ft²

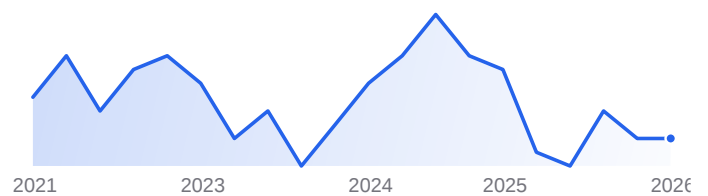
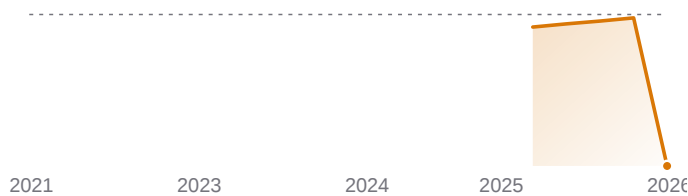


Sale premium vs estimated value

-78.5%

Annual turnover (share of homes sold)

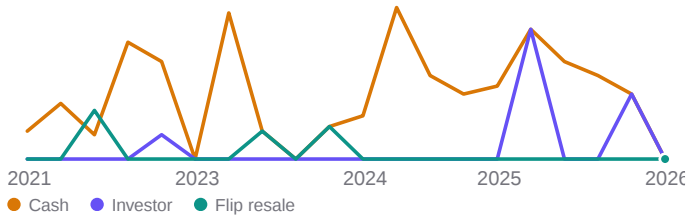
2.6%



BUYERS & OUTCOMES

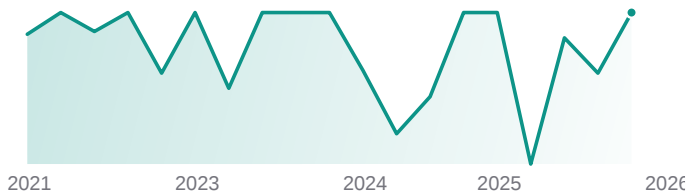
Buyer mix

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



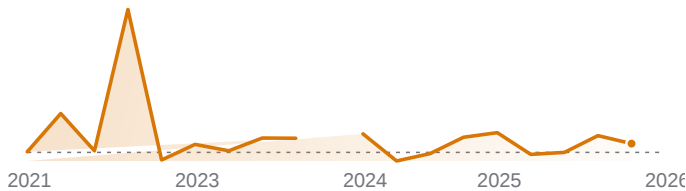
Sellers who sold at a gain

100%

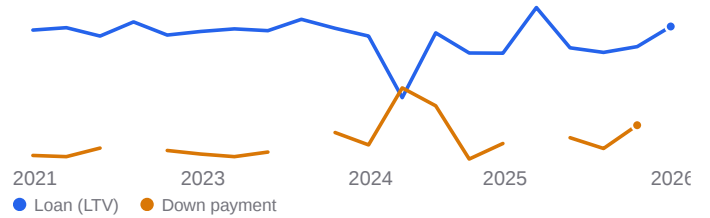


Median annualized return at resale

+5.8%

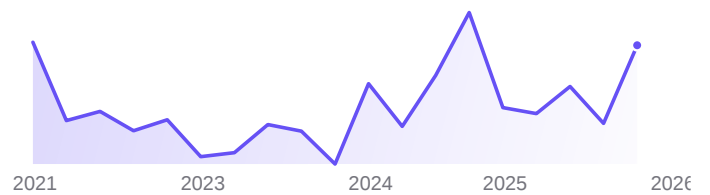


Financing (share of purchase price) Loan (LTV) 100% · Down payment 26%



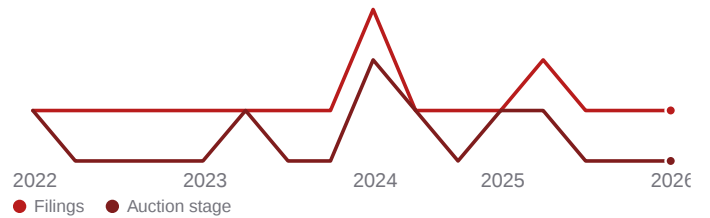
Typical hold before selling

17.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	858
Median value (AVM)	\$107K
Median size	1,440 ft²
Median year built	1930
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.0%
Owner occupied	83%
Company owned	5.2%
Median loan-to-value	46%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	2,087
Density	156 / mi ²
Median household income	\$59K
Average household income	\$82K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	35
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	19.5%
Unemployment	1.1%
Average temp	50°F
Annual precip	41 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.