

Frederick 21701

ZIP code · MD · Maryland > Frederick County > Frederick

BUYER'S MARKET

\$438K

MEDIAN SALE PRICE

-42.2%

1-YR CHANGE

799

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



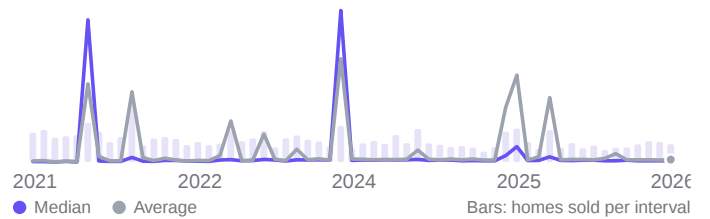
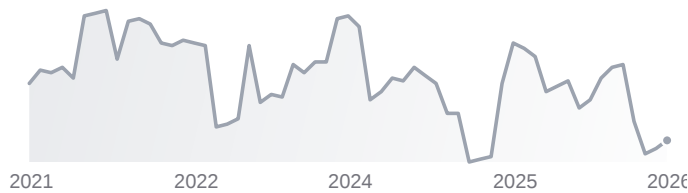
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$445K · Average \$514K

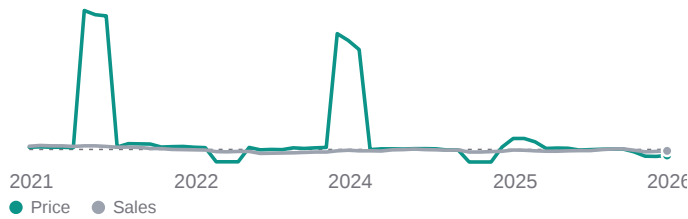


Growth (year over year)

Price -42.2% · Sales -10.1%

Price per square foot

\$250/ft²



Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

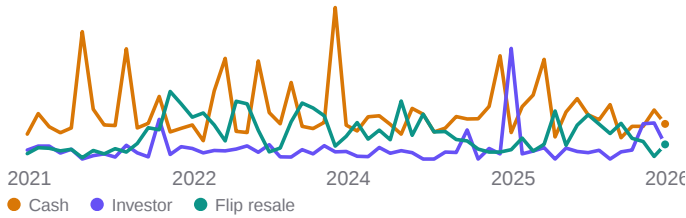
5.5%



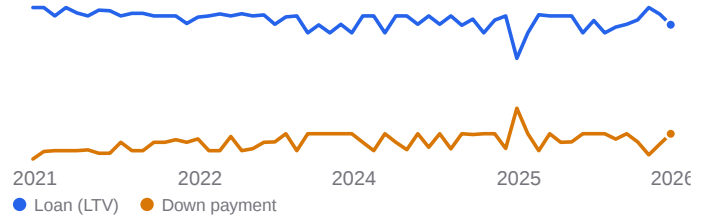
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 7.5% · Flip resale 7.5%

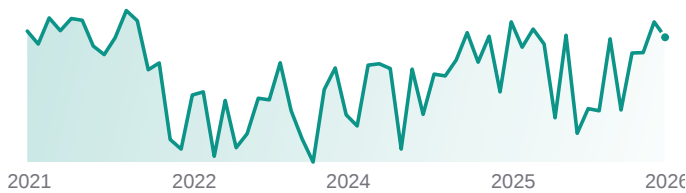


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



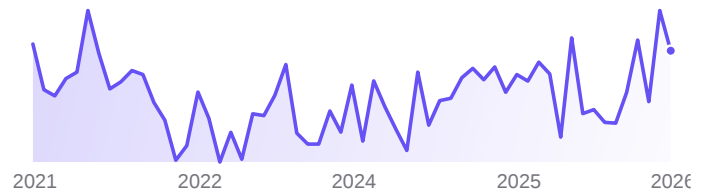
Sellers who sold at a gain

89%



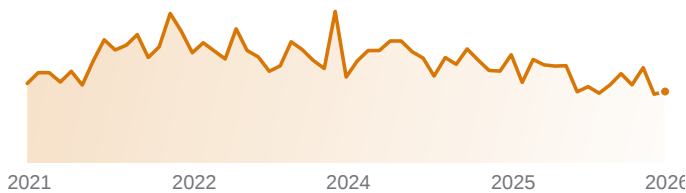
Typical hold before selling

7.6 yrs



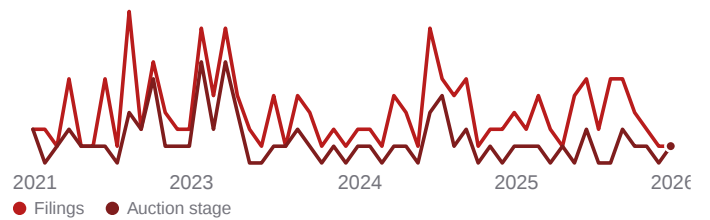
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,507
Median value (AVM)	\$442K
Median size	1,708 ft²
Median year built	1990
Single family	46%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	12%
Median loan-to-value	59%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	44,850
Density	1,144 / mi²
Median household income	\$105K
Average household income	\$127K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	38
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	6.8%
Unemployment	0.9%
Average temp	54°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.