

# Big Pool 21711

ZIP code · MD · Maryland > Washington County > Big Pool

BALANCED MARKET

**\$250K**

MEDIAN SALE PRICE

**+12.1%**

1-YR CHANGE

**12**

SALES (12 MO)

**\$332K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

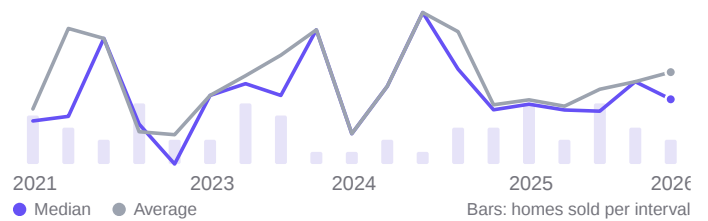
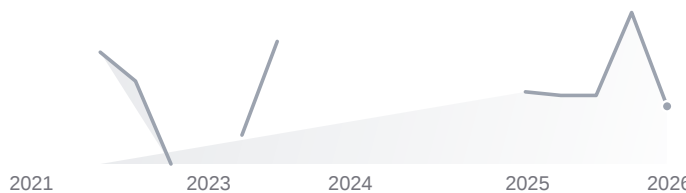
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$250K · Average \$312K

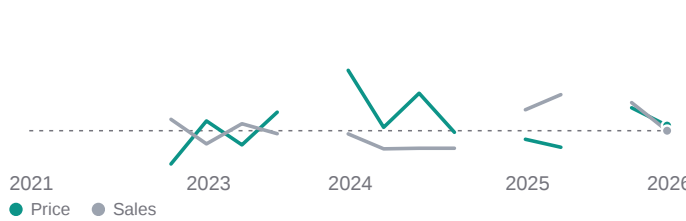


Growth (year over year)

Price +12.1% · Sales +0.0%

Price per square foot

\$217/ft²

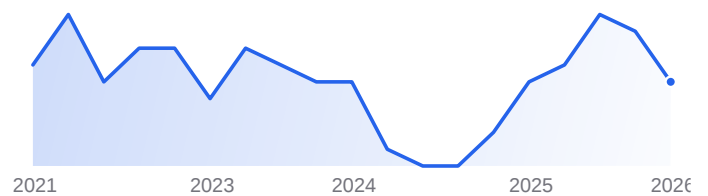
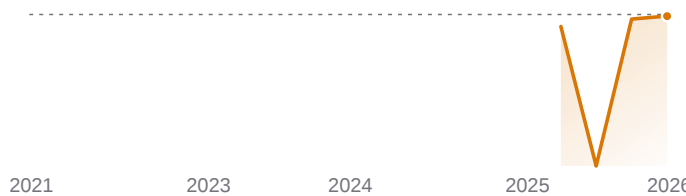


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

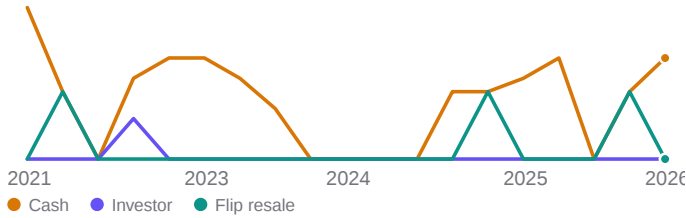
2.8%



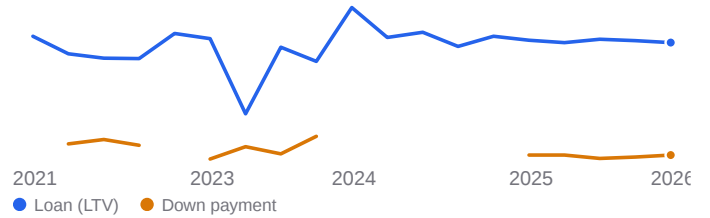
## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

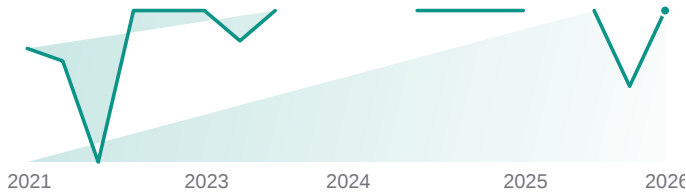


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



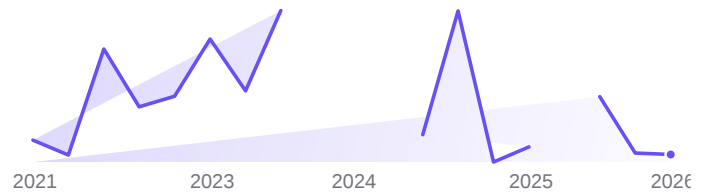
### Sellers who sold at a gain

100%



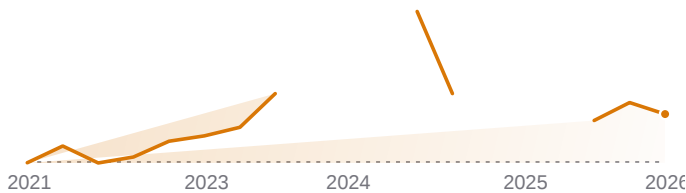
### Typical hold before selling

1.4 yrs



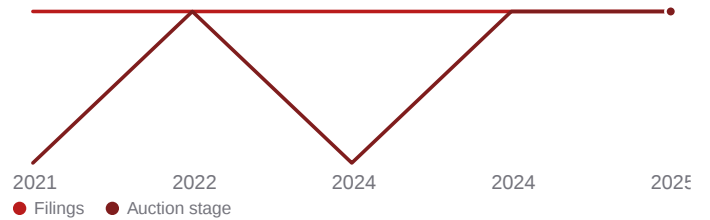
### Median annualized return at resale

+7.4%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 423       |
| Median value (AVM) | \$332K    |
| Median size        | 1,485 ft² |
| Median year built  | 1969      |
| Single family      | 77%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 55%      |
| Underwater (LTV 125% or more) | 2.6%     |
| Owner occupied                | 81%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 45%      |
| Typical ownership tenure      | 22.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,177    |
| Density                          | 51 / mi² |
| Median household income          | \$86K    |
| Average household income         | \$103K   |
| Crime index (US avg 100)         | 80       |
| Air pollution index (US avg 100) | 86       |
| Earthquake index (US avg 100)    | 43       |
| Homes occupied                   | 96%      |
| Bachelor's or higher             | 17%      |
| Poverty rate                     | 5.1%     |
| Unemployment                     | 1.0%     |
| Average temp                     | 53°F     |
| Annual precip                    | 40 in    |
| Sunshine                         | 57%      |

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