

Clear Spring 21722

ZIP code · MD · Maryland > Washington County > Clear Spring

SELLER'S MARKET

\$412K

MEDIAN SALE PRICE

+37.8%

1-YR CHANGE

52

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

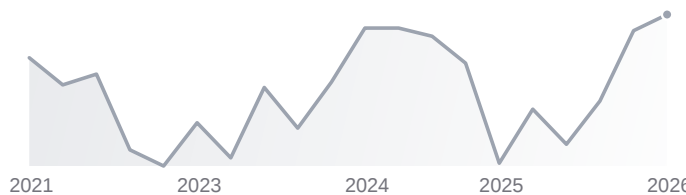
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

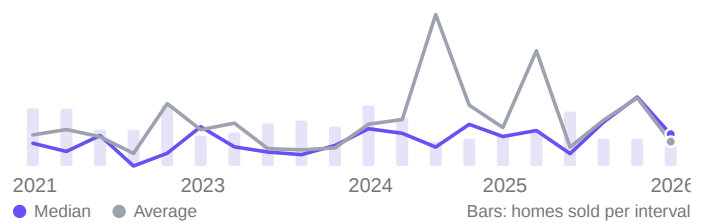
Market temperature (0–100)

74 / 100



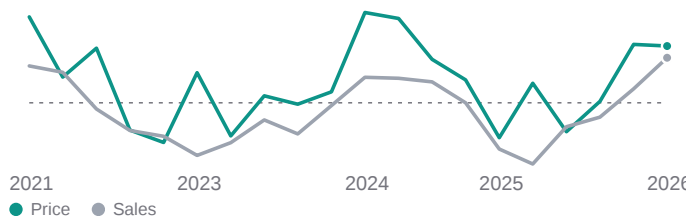
Sale prices

Median \$300K · Average \$272K



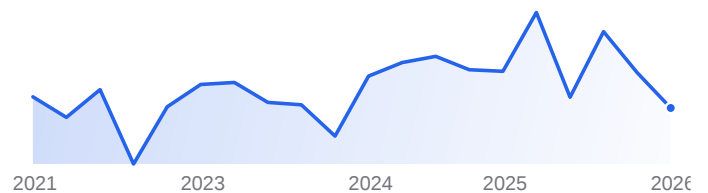
Growth (year over year)

Price +37.8% · Sales +30.0%



Price per square foot

\$153/ft²



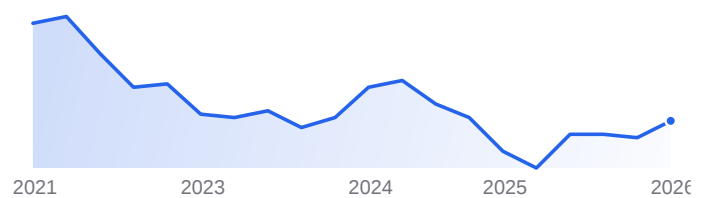
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

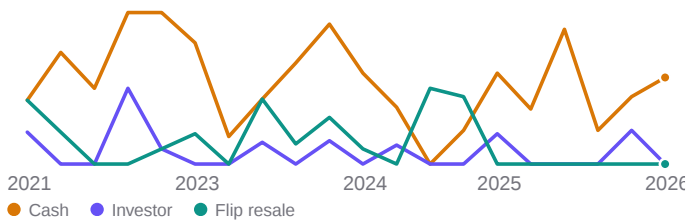
2.5%



BUYERS & OUTCOMES

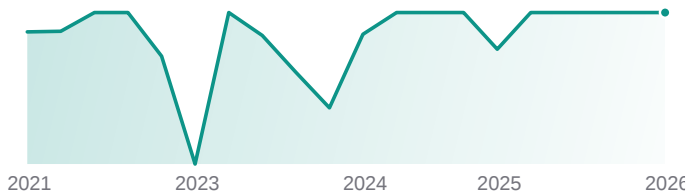
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



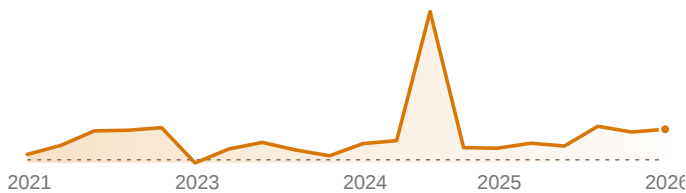
Sellers who sold at a gain

100%



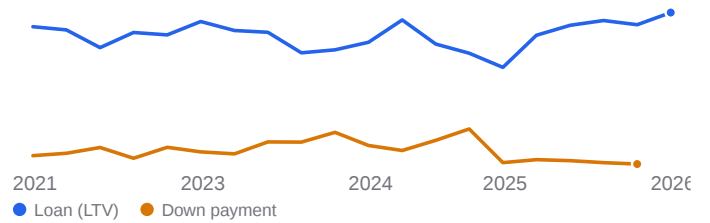
Median annualized return at resale

+13.8%



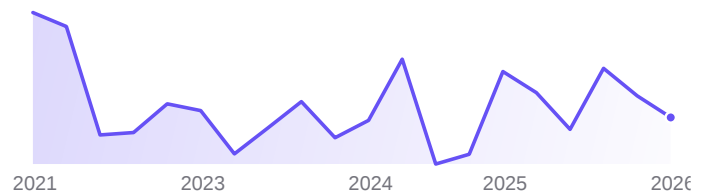
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 3.6%



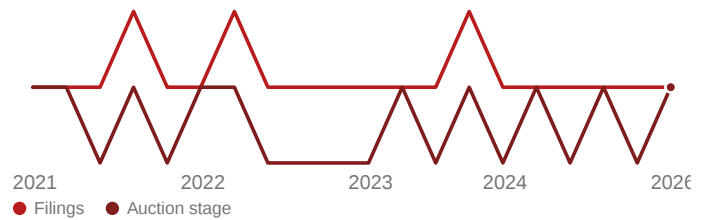
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,122
Median value (AVM)	\$363K
Median size	1,584 ft²
Median year built	1979
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.3%
Owner occupied	81%
Company owned	9.6%
Median loan-to-value	51%
Typical ownership tenure	22.9 yrs

COMMUNITY

Population	5,928
Density	99 / mi²
Median household income	\$91K
Average household income	\$113K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	46
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	7.8%
Unemployment	1.0%
Average temp	53°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.