

Fairplay 21733

ZIP code · MD · Maryland > Washington County > Fairplay

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$377K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100

Buyer's market

Balanced

Seller's market

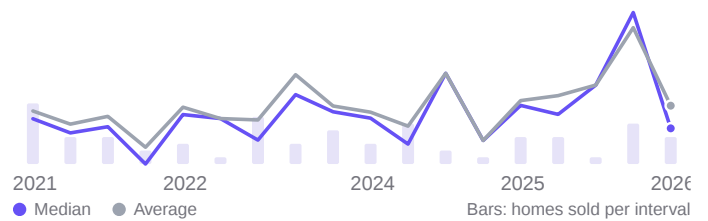
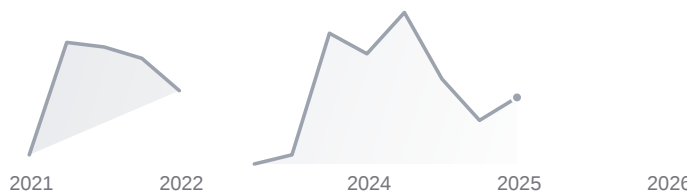
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$253K · Average \$376K

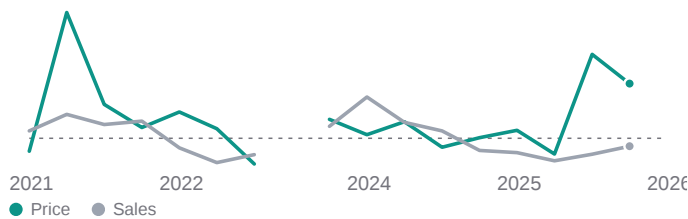


Growth (year over year)

Price +106.0% · Sales -15.4%

Price per square foot

\$190/ft²

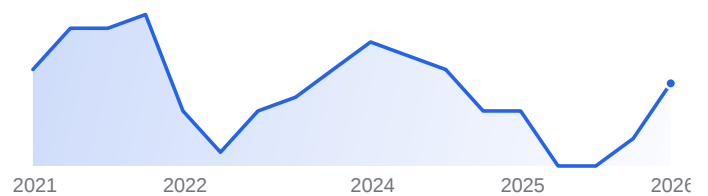


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

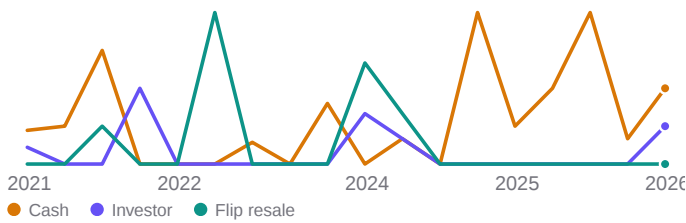
3.4%



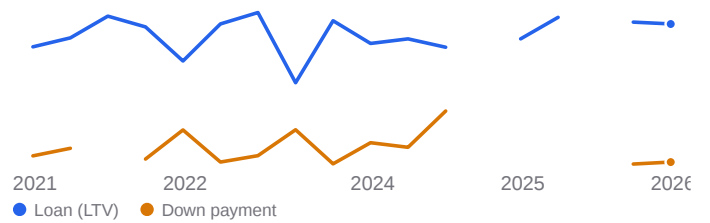
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 0%

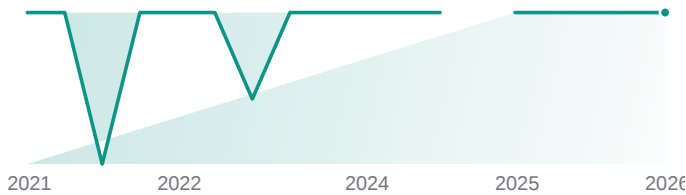


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



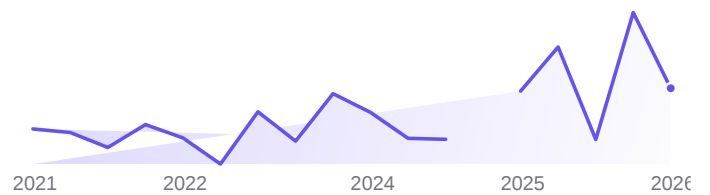
Sellers who sold at a gain

100%



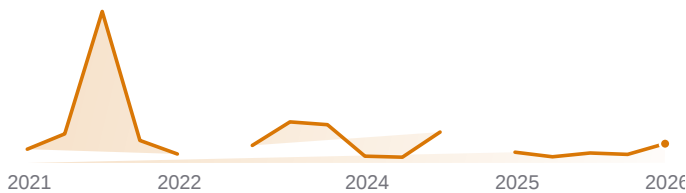
Typical hold before selling

10.9 yrs



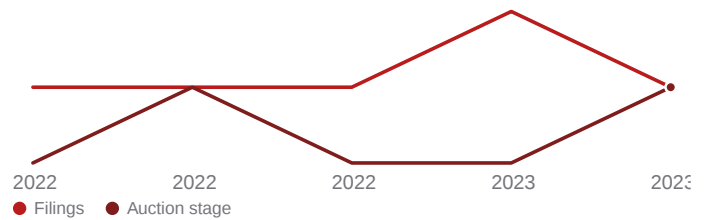
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	436
Median value (AVM)	\$377K
Median size	1,792 ft²
Median year built	1974
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.4%
Owner occupied	87%
Company owned	5.5%
Median loan-to-value	55%
Typical ownership tenure	21.9 yrs

COMMUNITY

Population	1,742
Density	271 / mi²
Median household income	\$99K
Average household income	\$131K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	22
Earthquake index (US avg 100)	10
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	2.2%
Unemployment	1.3%
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.