

Glenelg 21737

ZIP code · MD · Maryland · Howard County

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

18

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



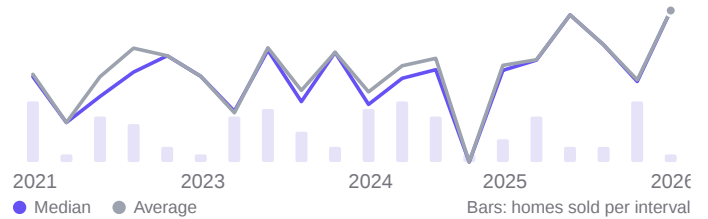
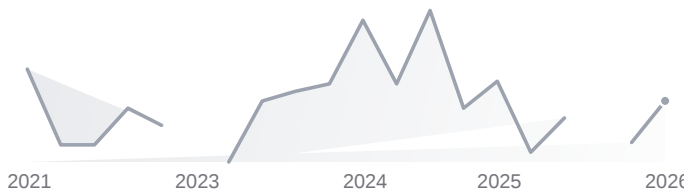
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$1.8M · Average \$1.8M

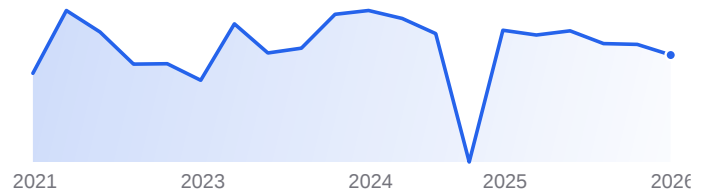
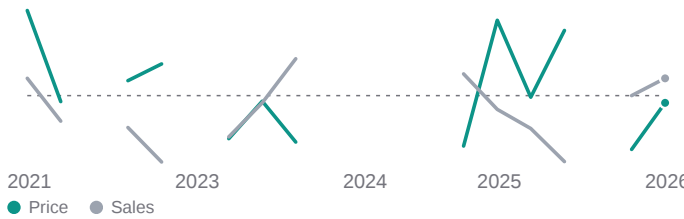


Growth (year over year)

Price -5.3% · Sales +12.5%

Price per square foot

\$260/ft²

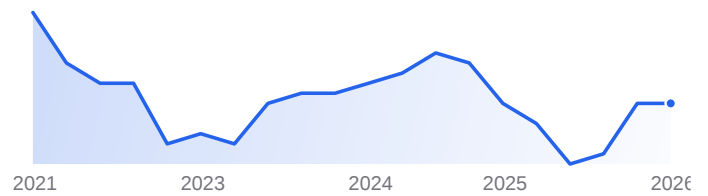


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

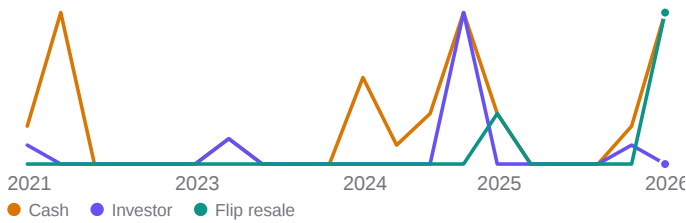
2.6%



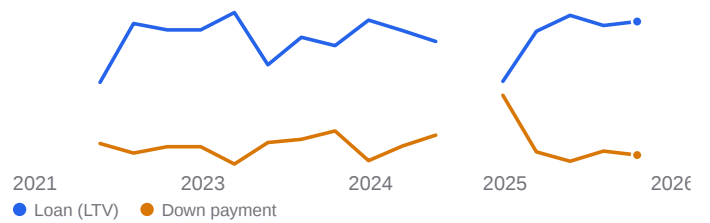
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 100%

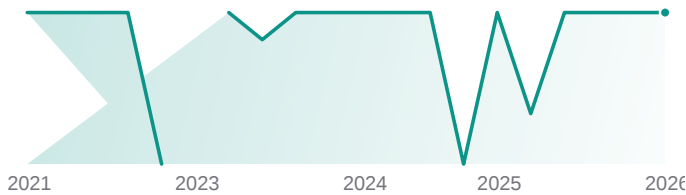


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



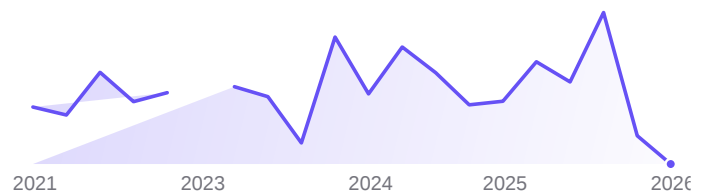
Sellers who sold at a gain

100%



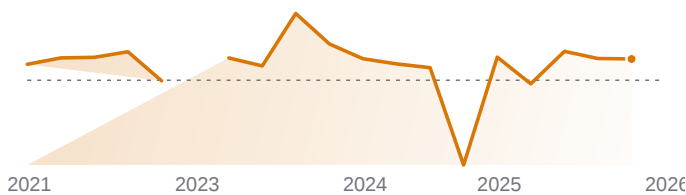
Typical hold before selling

0.8 yrs



Median annualized return at resale

+4.5%



HOUSING STOCK

Homes	688
Median value (AVM)	\$1.3M
Median size	3,915 ft²
Median year built	1998
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.8%
Owner occupied	90%
Company owned	13%
Median loan-to-value	52%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	2,013
Density	391 / mi²
Median household income	\$220K
Average household income	\$289K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	39
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	2.4%
Unemployment	1.0%
Average temp	54°F
Annual precip	45 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.