

Rocky Ridge 21778

ZIP code · MD · Maryland · Frederick County

STRONG SELLER'S MARKET

\$223K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$434K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 91 / 100

Buyer's market

Balanced

Seller's market

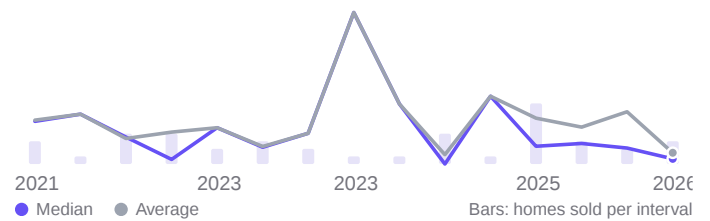
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

91 / 100

Sale prices

Median \$252K · Average \$310K

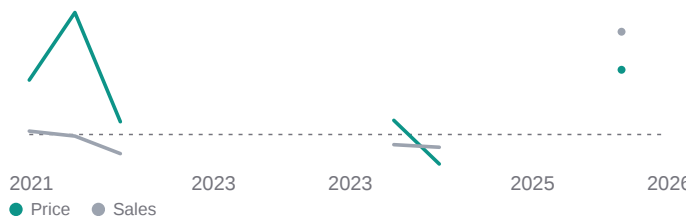


Growth (year over year)

Price +188.9% · Sales +300.0%

Price per square foot

\$277/ft²

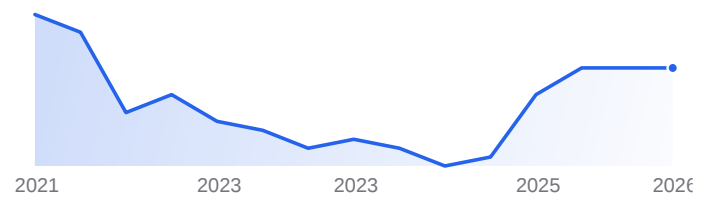
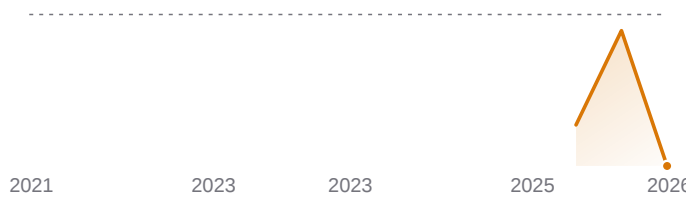


Sale premium vs estimated value

-18.0%

Annual turnover (share of homes sold)

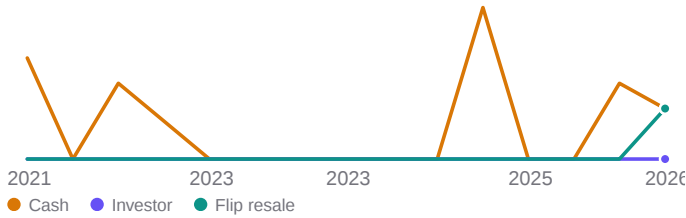
3.9%



BUYERS & OUTCOMES

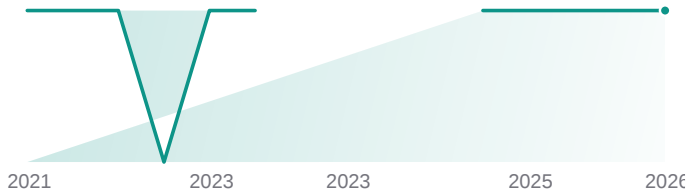
Buyer mix

Cash 33% · Investor 0% · Flip resale 33%



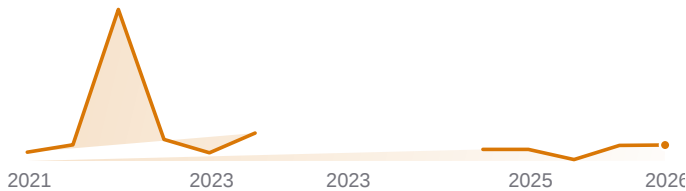
Sellers who sold at a gain

100%

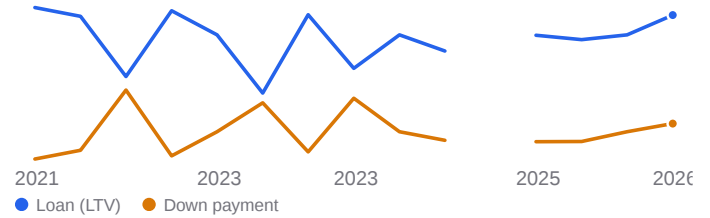


Median annualized return at resale

+5.8%

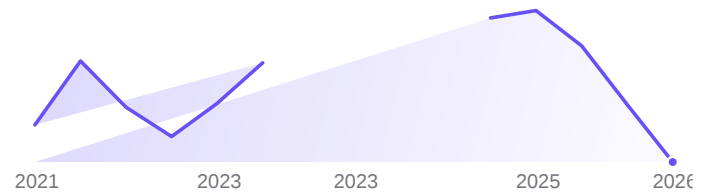


Financing (share of purchase price) Loan (LTV) 92% · Down payment 25%



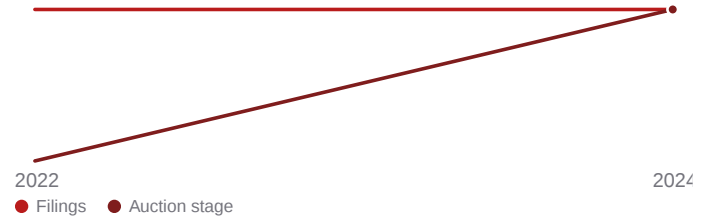
Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	411
Median value (AVM)	\$434K
Median size	1,648 ft²
Median year built	1965
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	4.0%
Owner occupied	83%
Company owned	7.8%
Median loan-to-value	48%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	1,439
Density	80 / mi²
Median household income	\$82K
Average household income	\$112K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	39
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	6.9%
Unemployment	0.8%
Average temp	53°F
Annual precip	44 in
Sunshine	57%

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