

Sabillasville 21780

ZIP code · MD · Maryland > Frederick County > Sabillasville

BUYER'S MARKET

\$308K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



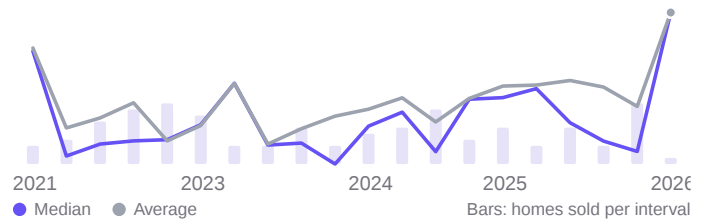
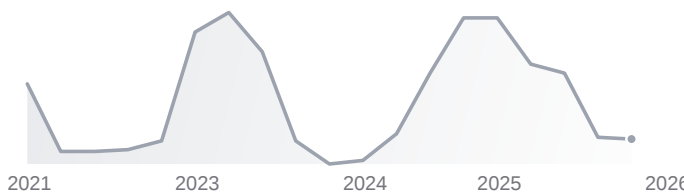
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$730K · Average \$730K

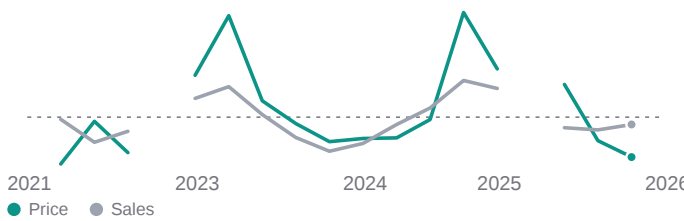


Growth (year over year)

Price -65.5% · Sales -12.0%

Price per square foot

\$226/ft²

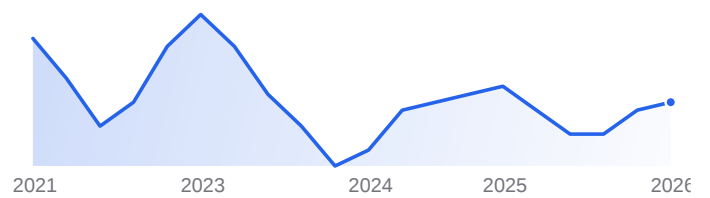


Sale premium vs estimated value

+0.7%

Annual turnover (share of homes sold)

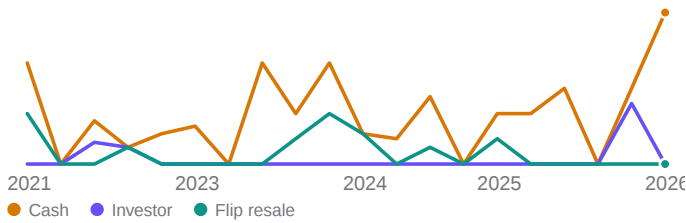
3.5%



BUYERS & OUTCOMES

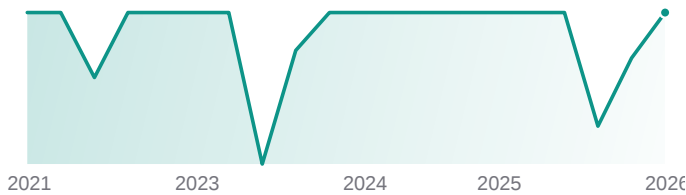
Buyer mix

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



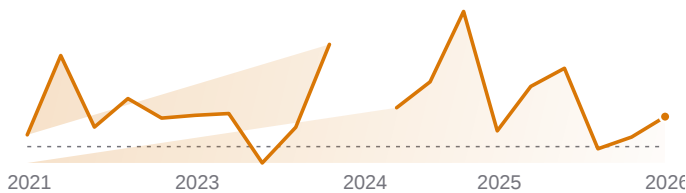
Sellers who sold at a gain

100%

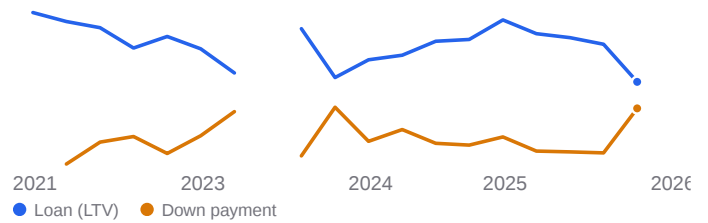


Median annualized return at resale

+4.4%

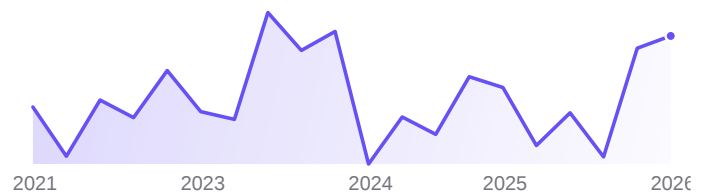


Financing (share of purchase price) Loan (LTV) 57% · Down payment 39%



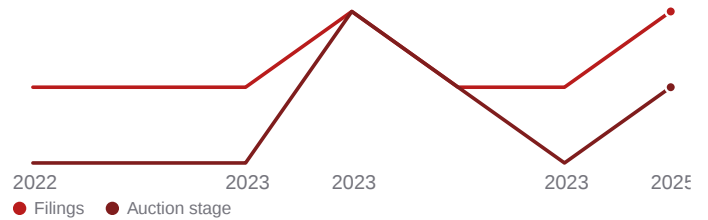
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	651
Median value (AVM)	\$352K
Median size	1,520 ft²
Median year built	1959
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.1%
Owner occupied	81%
Company owned	7.4%
Median loan-to-value	51%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	1,656
Density	74 / mi²
Median household income	\$98K
Average household income	\$136K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	40
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	5.7%
Unemployment	0.9%
Average temp	52°F
Annual precip	48 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.