

West Friendship 21794

ZIP code · MD · Maryland · Howard County

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+23.7%

1-YR CHANGE

24

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

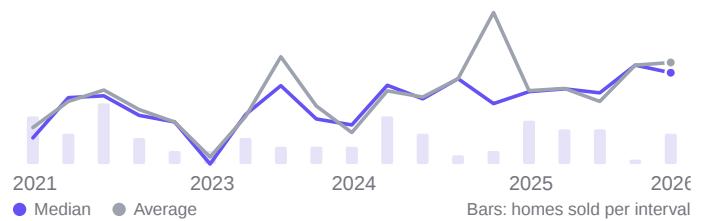
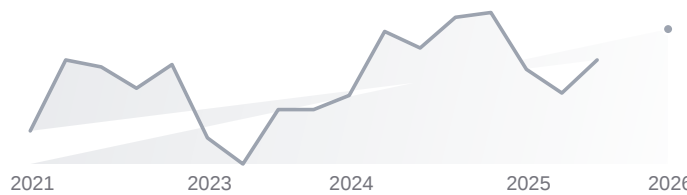
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$1.3M · Average \$1.4M

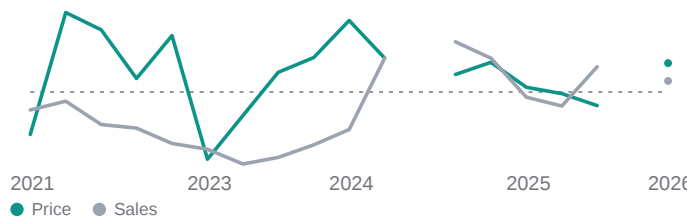


Growth (year over year)

Price +23.7% · Sales +9.1%

Price per square foot

\$423/ft²

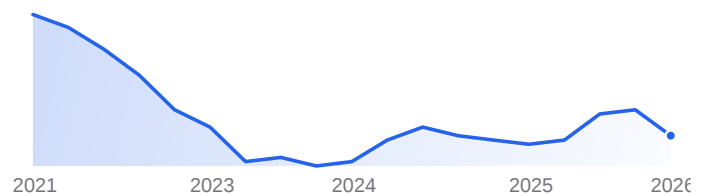
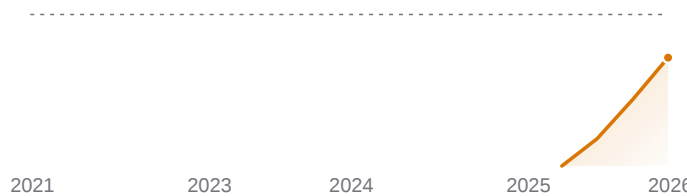


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

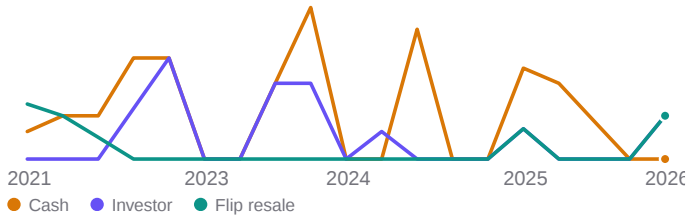
2.9%



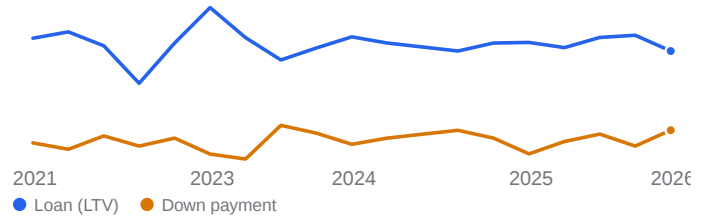
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 14% · Flip resale 14%

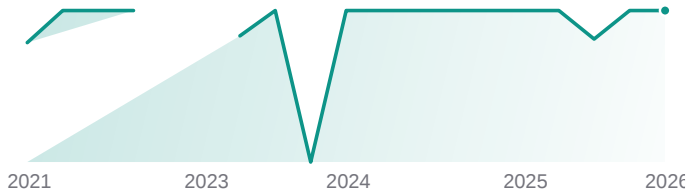


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



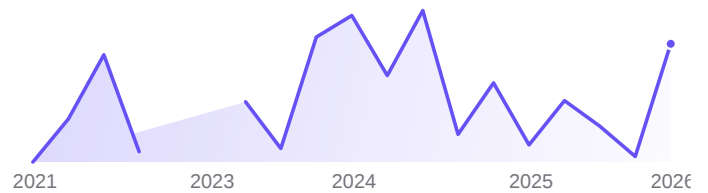
Sellers who sold at a gain

100%



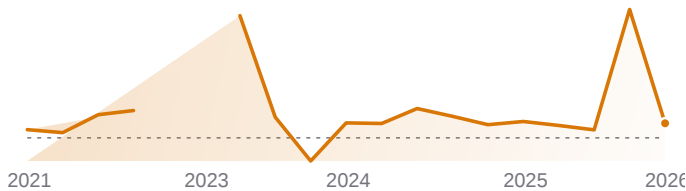
Typical hold before selling

18.8 yrs



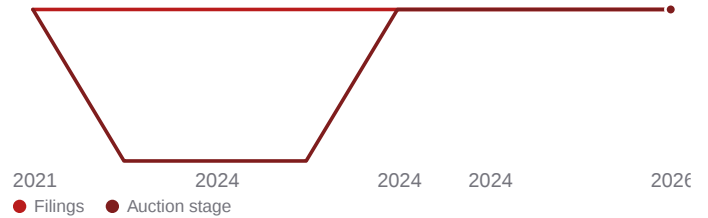
Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	833
Median value (AVM)	\$1.1M
Median size	3,280 ft²
Median year built	1995
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.0%
Owner occupied	91%
Company owned	12%
Median loan-to-value	51%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	3,276
Density	376 / mi²
Median household income	\$179K
Average household income	\$244K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	44
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	2.6%
Unemployment	0.9%
Average temp	54°F
Annual precip	45 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.