

Woodbine 21797

ZIP code · MD · Maryland > Howard County

BALANCED MARKET

\$849K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

96

SALES (12 MO)

\$806K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

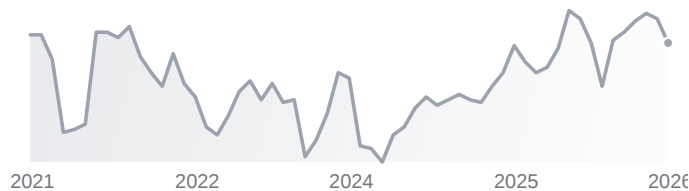
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

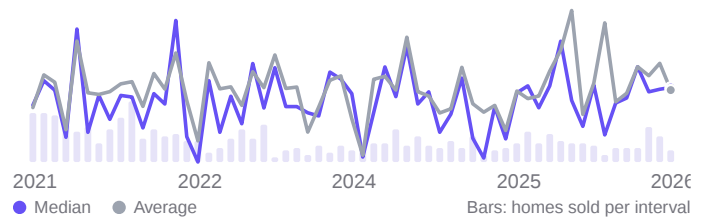
Market temperature (0–100)

59 / 100



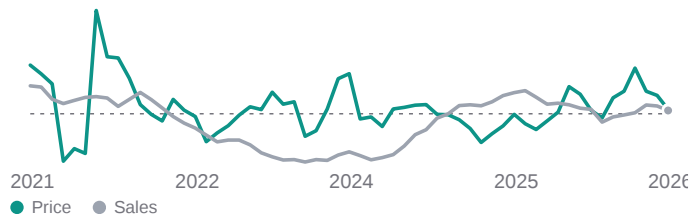
Sale prices

Median \$861K · Average \$846K



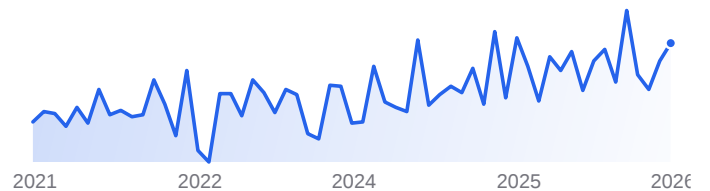
Growth (year over year)

Price +4.3% · Sales +3.2%



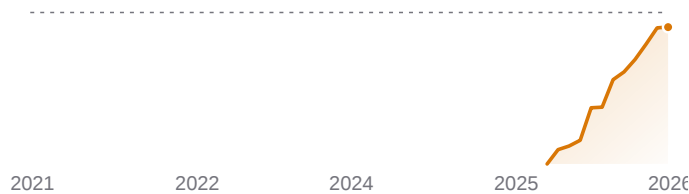
Price per square foot

\$341/ft²



Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

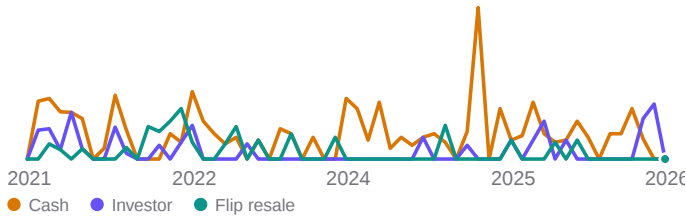
3.0%



BUYERS & OUTCOMES

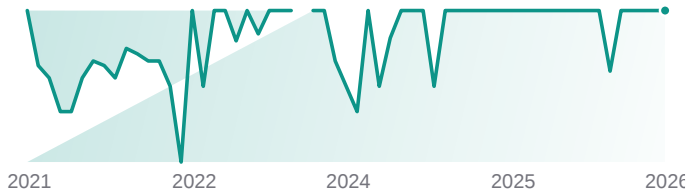
Buyer mix

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



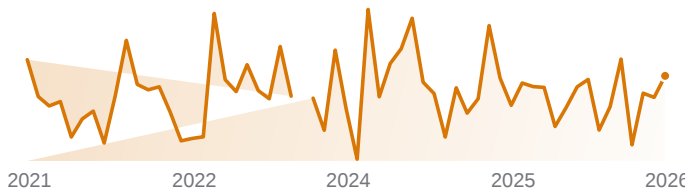
Sellers who sold at a gain

100%

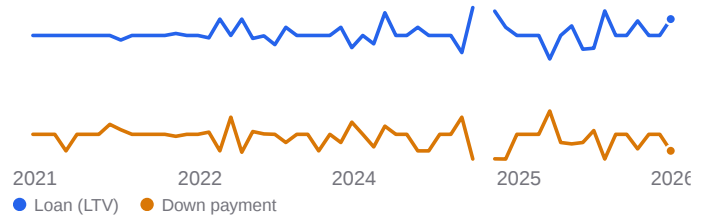


Median annualized return at resale

+5.9%

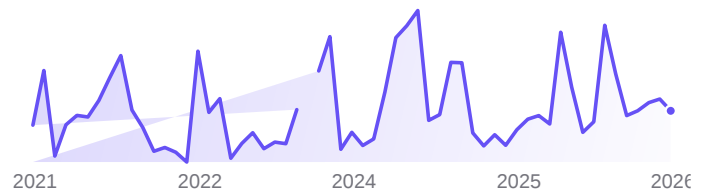


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



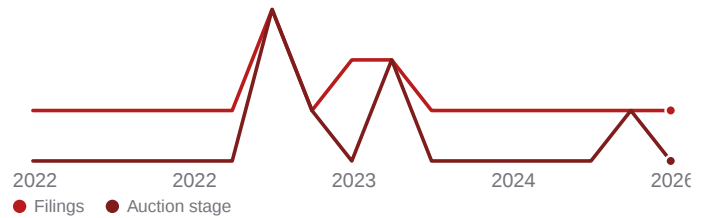
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,202
Median value (AVM)	\$806K
Median size	2,468 ft²
Median year built	1987
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.4%
Owner occupied	90%
Company owned	11%
Median loan-to-value	53%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	10,563
Density	243 / mi²
Median household income	\$172K
Average household income	\$189K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	42
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	3.2%
Unemployment	0.9%
Average temp	54°F
Annual precip	45 in
Sunshine	57%

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