

Woodsboro 21798

ZIP code · MD · Maryland > Frederick County > Woodsboro

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

-39.2%

1-YR CHANGE

36

SALES (12 MO)

\$482K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

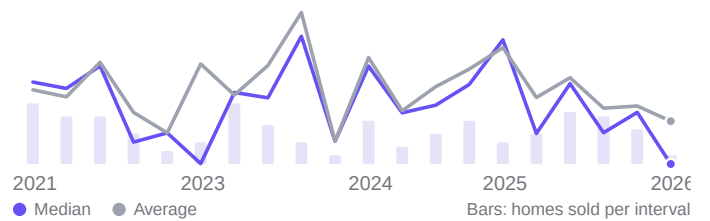
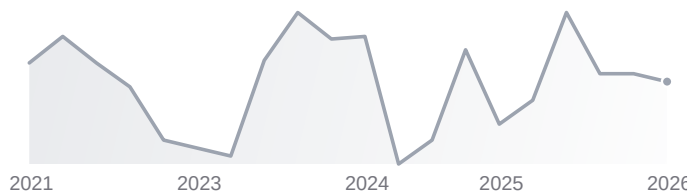
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$235K · Average \$353K

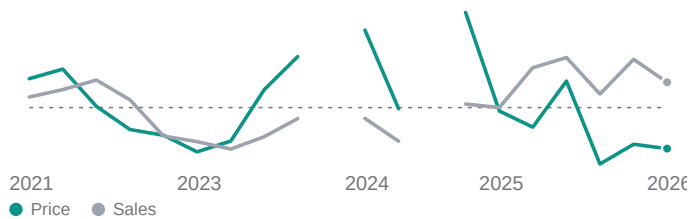


Growth (year over year)

Price -39.2% · Sales +24.1%

Price per square foot

\$395/ft²

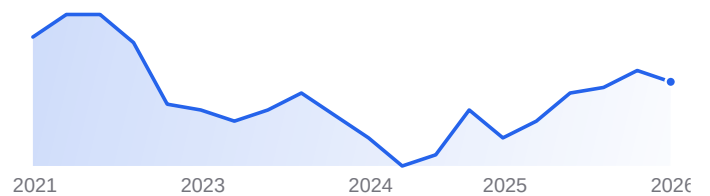
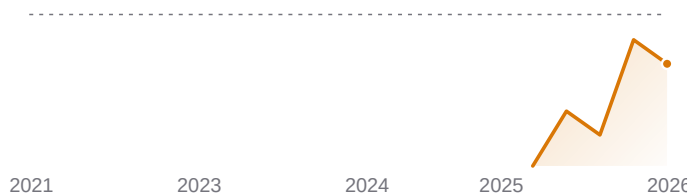


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

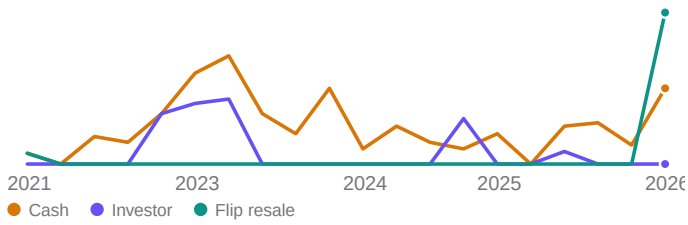
4.5%



BUYERS & OUTCOMES

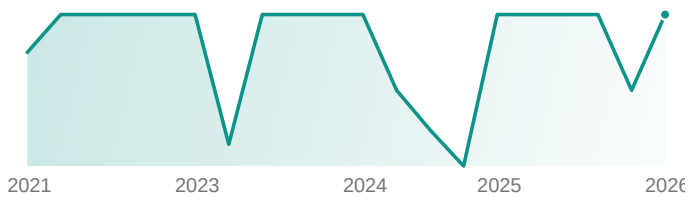
Buyer mix

Cash 50% · Investor 0% · Flip resale 100%



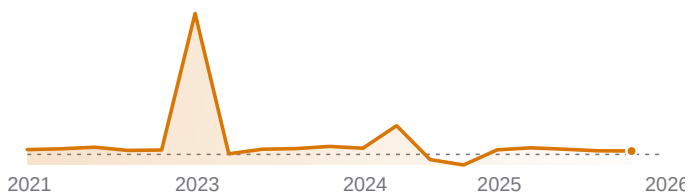
Sellers who sold at a gain

100%

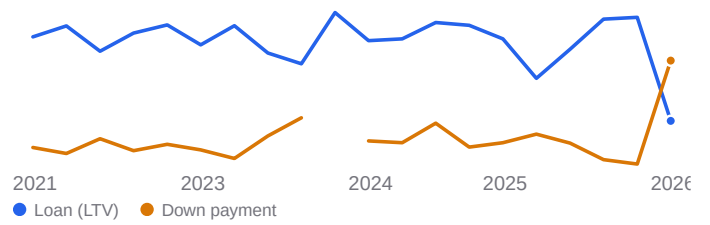


Median annualized return at resale

+3.4%

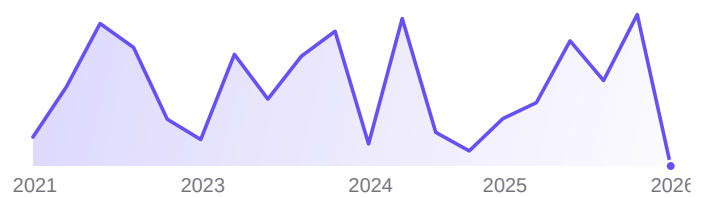


Financing (share of purchase price) Loan (LTV) 30% · Down payment 70%



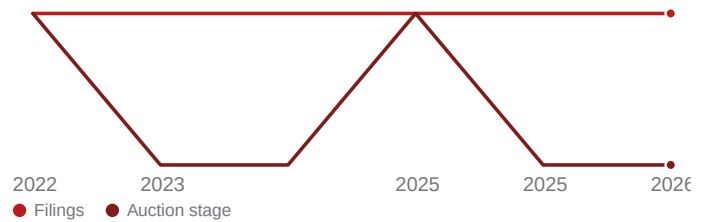
Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	794
Median value (AVM)	\$482K
Median size	2,099 ft²
Median year built	1986
Single family	93%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.9%
Owner occupied	79%
Company owned	8.8%
Median loan-to-value	56%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	1,957
Density	116 / mi²
Median household income	\$99K
Average household income	\$126K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	3.5%
Unemployment	0.9%
Average temp	53°F
Annual precip	43 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.