

MARYLAND RELOCATION GUIDE & PLAYBOOK

PRESENTED BY NICK WALDNER

WWT WALDNER
WINTERS
REAL ESTATE TEAM

POWERED BY
PLACE

kw KELLER WILLIAMS
REALTY CENTRE



WELCOME TO MARYLAND!

Navigating Maryland's micro-markets takes more than online rankings and general opinions. It takes local perspective. After more than two decades of helping buyers across Maryland, we created this playbook to help you compare the communities, commutes, costs, and tradeoffs that can shape your move.



LIVE

- ✓ Maryland offers diverse communities for every lifestyle.
- ✓ It's close to major cities like D.C. and Baltimore.
- ✓ Top schools and hospitals make it family-friendly.

WORK

- ✓ Maryland has a thriving job market.
- ✓ Salaries are higher than the national average.
- ✓ It's full of networking and career opportunities.

EAT

- ✓ Maryland has diverse and delicious cuisine.
- ✓ Farm-to-table dining is easy to find.
- ✓ Try iconic dishes like Maryland Blue Crabs and Smith Island Cake.

PLAY

- ✓ Maryland boasts outdoor adventures like hiking and water sports.
- ✓ Explore museums, aquariums, and cultural sites.
- ✓ Experience exciting sports events and entertainment.

WHERE TO LIVE?

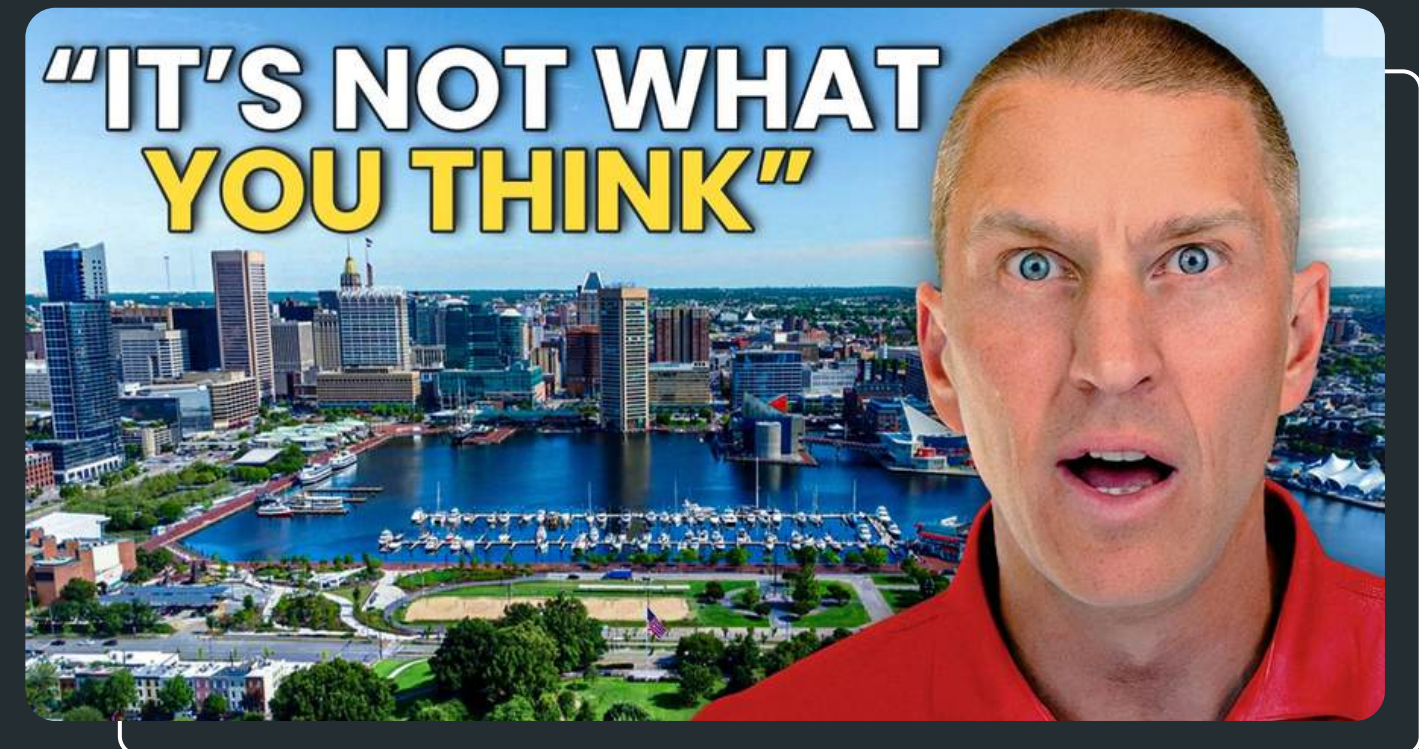
Relocating to Maryland can be quite overwhelming. Here's where you can start:

There's a reason so many people choose Maryland, and once you're here, you'll see why they stay. Nestled between Washington, D.C., and the Northeast Corridor, you get all the perks of East Coast living without the hefty price tag. Add in some of the nation's top-ranked schools and wealthiest counties, and it's easy to see why families from all over put down roots here and never look back.

Maybe you're relocating for work and want a community where your kids can thrive. Or perhaps you're searching for that perfect balance of career opportunity, great schools, and a neighborhood that actually feels like home. Maryland has a way of giving you exactly what you're looking for while surprising you with even more.

That's what this guide is for. We'll walk you through the neighborhoods, schools, and lifestyle options that make Maryland such a great place to call home.

WHAT IS YOUR PRIORITY?



Watch this playlist to know more about Maryland:

Living in Maryland Playbook



ABOUT THE SCHOOLS

 School boundary lines in Howard, Montgomery, and Anne Arundel counties adjust frequently. Before submitting an offer based on a school zone, connect with Waldner Winters Team to verify exact feeder patterns and upcoming redistricting plans.

Maryland is home to some of the highest-ranked school districts in the country. Many families plan their entire move around getting into a specific school zone. And if private school is on your radar, you'll find plenty of excellent options here too.

BEST SCHOOL DISTRICTS IN MARYLAND

(Source: Niche.com | 2026)

1. Howard County Public Schools

- Programs: Strong Advanced Placement (AP) offerings, honors tracks, and active extracurriculars, including music, STEM, and leadership clubs.
- Achievements: Consistently ranks within the top tier of Maryland school districts for academics, teacher quality, and parent/student reviews.

2. Montgomery County Public Schools

- Programs: Extensive AP and IB programs, magnet themes including science and arts, and competitive athletic and arts opportunities.
- Achievements: Largest district in Maryland with numerous top-25 high school rankings and broad curricular diversity.

3. Carroll County Public Schools

- Programs: AP courses, gifted programming, college-prep opportunities, extracurricular clubs, and competitive athletics.
- Achievements: Ranked #5 among Maryland school districts and #2 statewide for its teachers, with a reported 95% graduation rate.

BEST PRIVATE HIGH SCHOOLS IN MARYLAND

(Source: Niche.com | 2026)

McDonogh School

- Private, Coeducational
- PK, K-12
- Owings Mills, MD

Gilman School

- Private, All-Boys
- PK, K-12
- Baltimore, MD

Rochambeau The French International School

- Private
- PK, K-12
- Bethesda, MD

Loyola Blakefield

- Private, Catholic, All-Boys
- Grades 6-12
- Towson, MD

Severn School

- Private, Coeducational
- Preschool-12
- Severna Park, MD

Maryland is home to a number of prestigious universities offering world-class education, diverse programs, and a thriving campus life. Whether you're looking to pursue a career in technology, business, healthcare, or the arts, Maryland's top universities provide the resources, research opportunities, and connections to help you succeed.

TOP 3 UNIVERSITIES IN MARYLAND

(Source: Niche.com | 2026)



1. Johns Hopkins University

- Location: 3400 N. Charles Street, Baltimore, MD
- Contact Number: (410) 516-8000
- Acceptance Rate: 6%
- 4-Year Graduation Rate: 87%
- Student/Faculty Ratio: 6:1
- Classes with < Than 20 Students: N/A
- Popular Majors: Cell/Cellular and Molecular Biology; Public Health, General; Computer and Information Sciences, General; Neuroscience; Bioengineering and Biomedical Engineering
- Tuition & Fees: \$67,170



2. University of Maryland, College Park

- Location: College Park, MD
- Contact Number: (301) 405-1000
- Acceptance Rate: 45%
- 4-Year Graduation Rate: 77%
- Student/Faculty Ratio: 17:1
- Classes < Than 20 Students: 46%
- Popular Majors: Computer and Information Sciences and Support Services; Business, Management, Marketing, and Related Support Services; Engineering; Social Sciences; Biological and Biomedical Sciences
- In-state Tuition & Fees: \$11,809



3. University of Maryland Baltimore County

- Location: 31000 Hilltop Circle, Baltimore, MD
- Contact Number: (410) 455-1000
- 4-Year Graduation Rate: 48%
- Student/Faculty Ratio: 17:1
- Classes with < Than 20 Students: 43%
- Popular Majors: Computer and Information Sciences and Support Services; Biological and Biomedical Sciences; Psychology; Social Sciences; Engineering
- Tuition & Fees: \$13,539

HEALTHCARE

[Click here for a full list of hospitals in Maryland](#) 

WORLD-CLASS MEDICAL INSTITUTIONS

Maryland is home to world-class healthcare, including Johns Hopkins Hospital and the University of Maryland Medical Center, both nationally ranked for specialized and research-driven care.

ACCESS TO CUTTING-EDGE RESEARCH AND INNOVATION

If staying on the cutting edge of healthcare matters to you, Maryland is the place to be. With Johns Hopkins University and the National Institutes of Health right in your backyard, you'll have access to some of the most advanced medical research and treatments available anywhere.

BROAD NETWORK OF PROVIDERS

No matter where you land in Maryland, quality healthcare is never far away. From urban hospitals to community clinics, you'll find a wide range of providers offering everything from primary care to specialized treatments.

HEALTH INSURANCE OPTIONS

When it comes to health insurance, Maryland gives you options. Between private providers and the Maryland Health Connection, the state's own marketplace, you'll find a range of affordable plans to fit your family's needs.

SENIOR HEALTHCARE

If you're planning to retire in Maryland, you'll be in good company. The state offers everything from home health services to assisted living and top-tier retirement communities. And with excellent geriatric care throughout the region, you can feel confident your healthcare needs are covered.

TOP HOSPITALS

Anyone would want to have access to quality medical and healthcare services. Here are the top hospitals in Maryland:

JOHNS HOPKINS
HOSPITAL



(410) 955-5000
1800 ORLEANS ST, BALTIMORE, MD 21287

UNIVERSITY OF MARYLAND
ST. JOSEPH MEDICAL
CENTER



(410) 337-1000
7601 OSLER DR, TOWSON, MD 21204

JOHNS HOPKINS
MEDICINE-SUBURBAN
HOSPITAL



(301) 896-3100
8600 OLD GEORGETOWN RD, BETHESDA, MD 20814

ANNE ARUNDEL MEDICAL
CENTER (AAMC)

(443) 481-1000
2001 MEDICAL PKWY, ANNAPOLIS, MD 21401



INOVA / JOHNS HOPKINS
HOWARD COUNTY
MEDICAL CENTER

(410) 740-7890
5755 CEDAR LN, COLUMBIA, MD 21044



TOP EMPLOYERS

Maryland offers a strong job market and a diverse economy, supported by government, healthcare, and technology. The state's unemployment rate has remained below the national average, and Maryland consistently ranks among the highest-income states, with median household income exceeding \$100,000 according to 2024 U.S. Census data.

TOP INDUSTRIES

Healthcare & Social Assistance

Government & Public Sector Services

Transportation, Warehousing & Utilities

Life Sciences & Biotechnology

Retail, Trade, Accommodation & Food Services

EMERGING WORKFORCE

Cybersecurity & Information Technology

Aerospace, Defense & Quantum Technology

Advanced Manufacturing & Clean Energy

Looking for a job in Maryland? Click here.



Commuting to Fort Meade, NIH, or Northrop Grumman? Traffic patterns on I-95, I-270, and the BW Parkway vary wildly by hour. Waldner Winters Team maps real-world rush-hour drive times before you pick a neighborhood. Reach out and let's discuss your commute options.

MARYLAND'S CORPORATE LEADERS



WWT

COST OF LIVING

UTILITY	AVERAGE MONTHLY COST
Energy bill	\$170–\$176
Water bill	\$46–\$60
Internet	\$30–\$60
Natural gas	\$80
Phone bill	\$114
Streaming	\$50–\$52
Transportation Costs (including fuel, insurance, and maintenance)	\$800 to \$1,500

GROCERIES & FOOD	AVERAGE MONTHLY COST
Single adult	\$391
Two adults (no children)	\$716
Two adults with two children:	\$1,146

STATE INCOME TAX (2026)*	2.00%–6.50%
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2026 LOCAL INCOME-TAX	TAX RATES
Howard, Montgomery and Baltimore County/City	3.20%
Carroll	3.03%
Harford	3.06%
Anne Arundel	2.70%–3.20%
Frederick	2.25%–3.20%



Maryland residents pay a local income tax in addition to state income tax. Often called a county “piggyback” tax, it is calculated as a percentage of Maryland taxable income and is generally based on where you live, not where you work. For 2026, local rates range from 2.25% to 3.30% statewide. Anne Arundel and Frederick counties use income-based rate schedules. Rates may change. Let Waldner Winters Team run the net math on your total tax and housing burden across Central Maryland before deciding where to buy.

SCENARIO	ANNUAL HEALTHCARE EXPENDITURE
One adult, no children	~\$4,944–\$5,508
One adult, one child	~\$7,200–\$10,500
One adult, two children	~\$10,000–\$14,500
Two adults (one working), two children	\$23,000–\$28,000

CHILDCARE (FULL TIME)	MONTHLY RANGE
Infant	\$1,300–\$2,400
Toddler	\$900–\$1,600

HOUSING	ESTIMATED MONTHLY COST
Average Rent (All units)	~\$2,000
Median Mortgage Payment	~\$2,300 (incl. taxes/insurance)

NOTE: These figures focus on health insurance premiums, which are often the largest recurring healthcare cost for most households. Out-of-pocket medical spending (deductibles, prescriptions, doctor visits) would be additional.

CLIMATE

Maryland experiences a temperate climate with four distinct seasons, offering diverse activities year-round.

SPRING (MARCH - MAY)

Mild temperatures in the 50s to 60s °F make spring perfect for hiking, exploring parks, and catching the famous Cherry Blossom Festival near D.C. It's a great time to get outside and discover Maryland's natural beauty as everything comes back to life.

SUMMER (JUNE - AUGUST)

Expect warm days in the mid-80s °F, ideal for beach trips to Ocean City or lazy afternoons on the Chesapeake Bay. With parks, trails, and festivals around every corner, summer is when Maryland's coastal lifestyle really shines.

FALL (SEPTEMBER - NOVEMBER)

Crisp air and stunning foliage take over, especially in Western Maryland, with temperatures cooling from the 70s into the 40s °F. It's the perfect season for apple picking, harvest festivals, and settling into your new home.

WINTER (DECEMBER - FEBRUARY)

Winters are cozy with temps in the mid-30s °F and snowfall in the western mountains. Whether you're skiing at Wisp Resort or enjoying holiday light displays, there's plenty to love about Maryland's quieter, festive season.



BEST PLACES TO LIVE

NOTE: Ranges are rounded from July 2026 median sale prices for all home types and are intended as general affordability estimates. Actual prices vary by neighborhood, property type, condition, and market activity. Contact the Waldner Winters Team for current inventory and sold-price data.

Several Maryland counties are recognized for their exceptional quality of life, offering residents a blend of excellent schools, robust economies, and vibrant communities. Here are the top five counties to consider according to niche.com:

- ✓ **HOWARD COUNTY | 2026 ESTIMATED MEDIAN PRICE RANGE: \$650K–\$700K**
Howard County consistently ranks as one of the best places to live in Maryland. It boasts top-tier public schools, a diverse population, and a family-friendly environment. The county offers a mix of suburban and urban living, with ample parks and recreational facilities.
- ✓ **HARFORD COUNTY | 2026 ESTIMATED MEDIAN PRICE RANGE: \$400K–\$450K**
Harford County is recognized for its family-friendly environment, good public schools, and a mix of suburban and rural settings. The county offers a variety of recreational activities and a strong sense of community.
- ✓ **FREDERICK COUNTY | 2026 ESTIMATED MEDIAN PRICE RANGE: \$500K–\$550K**
Frederick County offers a blend of suburban and rural living. The county is known for its historic downtown area, recreational opportunities, and a growing job market. It provides a high quality of life with a mix of cultural and outdoor activities.
- ✓ **MONTGOMERY COUNTY | 2026 ESTIMATED MEDIAN PRICE RANGE: \$625K–\$675K**
Located adjacent to Washington, D.C., Montgomery County provides residents with a high quality of life. The county is known for its excellent public schools, diverse communities, and abundant job opportunities. It offers a variety of housing options and vibrant nightlife.
- ✓ **ANNE ARUNDEL COUNTY | 2026 ESTIMATED MEDIAN PRICE RANGE: \$525K–\$575K**
Home to Maryland's capital, Annapolis, Anne Arundel County offers a mix of urban and suburban living. The county is known for its waterfront attractions, historic sites, and vibrant communities. It provides residents with a high quality of life and access to various amenities.



Click to discover the best places to live in Maryland 

BEST PLACES TO LIVE

Maryland offers a rare mix of opportunity, lifestyle, and long-term livability. From master-planned communities and waterfront towns to walkable cities and family-friendly suburbs, these neighborhoods consistently stand out for their schools, quality of life, and strong demand. These are the communities people move to and never want to leave.

- ✓ COLUMBIA | 2026 ESTIMATED MEDIAN PRICE RANGE: \$475K–\$525K
If you want convenience without chaos, Columbia nails it. You've got trails, village centers, strong schools, and everything you need close by. It's especially popular with families and professionals who want balance.
- ✓ ELLICOTT CITY | 2026 ESTIMATED MEDIAN PRICE RANGE: \$725K–\$775K
Ellicott City blends historic charm with some of the best schools in the state. It's the kind of place families choose when education, stability, and long-term value really matter.
- ✓ SEVERNA PARK | 2026 ESTIMATED MEDIAN PRICE RANGE: \$775K–\$825K
Severna Park is all about strong schools and a tight-knit community feel. Add in water access and quiet neighborhoods, and it's easy to see why families put down roots here for the long haul.
- ✓ ANNAPOLIS | 2026 ESTIMATED MEDIAN PRICE RANGE: \$650K–\$700K
Living in Annapolis means history, water views, and a relaxed coastal rhythm. It's a favorite for professionals and empty nesters who want charm, culture, and a true sense of place.

Trying to decide between Ellicott City and Severna Park? Schedule a 15-minute 'Market Perspective' call with our team to compare inventory velocity and pricing trends in both towns.



- ✓ TOWSON | 2026 APPROX. MEDIAN HOME PRICE: \$475K–\$525K
Towson gives you suburban comfort with city access. Between solid schools, shopping, and an easy commute into Baltimore, it's a practical choice that still feels lively.
- ✓ FREDERICK | 2026 APPROX. MEDIAN HOME PRICE: \$425K–\$475K
Frederick surprises a lot of people. A walkable downtown, local breweries, and a growing job base make it popular with families and creatives who want value without giving up character.
- ✓ CANTON | 2026 APPROX. MEDIAN HOME PRICE: \$375K–\$425K
Canton is social, walkable, and right on the water. If you like being near restaurants, the harbor, and neighborhood events, this is a great fit for you, especially if you're young professional or even first-time buyer.
- ✓ BEL AIR | 2026 APPROX. MEDIAN HOME PRICE: \$425K–\$475K
Bel Air has that classic small-town feel with modern conveniences. Families love the schools, the community events, and the slower pace compared to larger metro areas.
- ✓ WESTMINSTER | 2026 APPROX. MEDIAN HOME PRICE: \$400K–\$475K
Westminster offers space, affordability, and a strong sense of community. It's a good option if you want quieter living while still having a true town center and local pride.
- ✓ BETHESDA | 2026 APPROX. MEDIAN HOME PRICE: \$1.20M–\$1.30M
Bethesda feels polished and energetic at the same time. Great restaurants, easy Metro access, and proximity to DC make it a go-to for high-earning professionals who want an urban vibe without living downtown.



COMMUTE & TRANSIT GUIDE

In Maryland, a short distance on the map does not always mean a short commute. Traffic direction, departure time, tolls, parking, and rail access can dramatically change your daily routine.

MARC TRAIN

- Penn Line: Connects Baltimore Penn Station, BWI Rail Station, Odenton, Bowie, New Carrollton, and Washington Union Station.
- Camden Line: Connects Baltimore's Camden Station with Dorsey, Savage, Laurel, College Park, and Washington Union Station. Service is geared primarily toward weekday commuters.
- Also Consider: Frederick, Gaithersburg, Rockville, and Silver Spring commuters should compare the Brunswick Line into Washington.

[View current MARC routes and schedules](#)



BWI MARSHALL AIRPORT

- BWI's central location makes air travel especially convenient for residents of Anne Arundel, Howard, and Baltimore counties. The Penn Line stops at BWI Rail Station, with a free airport shuttle running approximately every 10-15 minutes.

[BWI rail and shuttle information](#)



MAJOR COMMUTER ROUTES

- I-95: The primary Baltimore–Washington corridor. It is direct, but rush-hour congestion can significantly extend travel times.
- I-270: Connects Frederick and Montgomery County communities with the Capital Beltway and Washington, D.C. Expect heavier southbound traffic in the morning and northbound traffic in the evening.
- US Route 29: A major option for Columbia, Howard County, Silver Spring, and D.C. commuters.
- ICC / MD Route 200: An all-electronic toll road connecting the I-270/I-370 corridor with I-95 and US Route 1. Tolls vary by travel time and payment method.

[Learn about the ICC and current tolls](#)



Don't choose a community based on mileage alone. Tell us where you need to be, when you need to arrive, and how often you commute. We'll compare rush-hour drive times, MARC access, tolls, parking, and airport convenience across Central Maryland.

FUN THINGS TO DO

EXPLORE THE CHESAPEAKE BAY



Whether you're boating, kayaking, or digging into a classic crab feast, the Chesapeake Bay is at the heart of Maryland life. It's where you go to slow down and soak it all in.

SEE THE WILD HORSES OF ASSATEAGUE ISLAND



Pristine beaches, quiet nature trails, and wild horses roaming freely along the shore. It's one of those places you have to see to believe.

WALK HISTORIC ANNAPOLIS



Spend the day wandering colonial streets, popping into local shops, and taking in waterfront views. It's perfect for history lovers or a quick weekend escape.

EXPERIENCE BALTIMORE'S INNER HARBOR



Museums, waterfront strolls, and easy access to neighborhoods like Fells Point and Federal Hill make the Inner Harbor a must-visit.

EXPLORE THE BREWERY SCENE IN BALTIMORE



From neighborhood taprooms to iconic breweries, Baltimore's craft beer scene is the perfect excuse to meet friends, catch live music, or spend a lazy afternoon tasting local favorites.

HIKE CATOCTIN MOUNTAIN PARK



Scenic trails, stunning overlooks, and fresh mountain air await just outside Frederick. It's an easy escape when you need a nature fix. Quick tip: Fall weekends fill up quickly, so check parking before leaving and arrive early.

SHOP ALONG MARYLAND'S MAIN STREETS



Some of the best finds are tucked into Maryland's charming Main Streets. Think locally owned boutiques, antique shops, cozy coffee spots, and restaurants you won't find anywhere else.

ENJOY THE OCEAN CITY BOARDWALK



Classic beach vibes with rides, arcades, great food, and nonstop summer energy. It's everything you want a boardwalk to be.

TOP RESTAURANTS

THAMES STREET OYSTER HOUSE



Located in Fells Point, Baltimore, this is a Maryland seafood staple. Locals love it for fresh oysters, crab dishes, and classic Chesapeake flavors done right.

THE POINT CRAB HOUSE & GRILL



A casual spot in Annapolis near the water, loved for crab cakes, nautical vibes, and feeling like a true local hangout.

THE WINE KITCHEN ON THE CREEK



Found along Carroll Creek in downtown Frederick, this farm-to-table favorite is known for seasonal menus, local wines, and an easygoing date-night vibe.

THE MILTON INN



This historic Baltimore County manor is cherished for romantic candlelit dining, refined French-American cuisine, and special occasions.



For a true Maryland crab feast, skip the restaurant pricing. Ask us where locals buy live bushels and steam them at home.



PLAN YOUR MARYLAND MOVE WITH US



THE HOME BUYING PROCESS

Buying a home can feel overwhelming, but breaking it down into clear steps makes it manageable. Here's a step-by-step guide to help you transition smoothly to your new home in Maryland:



Define your priorities.

Think about your ideal home and neighborhood, along with the features that are most important for you.



Secure financing.

Get pre-approved for a mortgage if buying, or ensure you have the necessary upfront funds if renting.



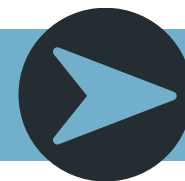
Contact Waldner Winters Team—your local MD real estate guide.

Working with a trusted local real estate team like Waldner Winters Team helps ensure you get the best advice on neighborhoods, market trends, and homes that fit your needs.



Finalize the transaction.

Work closely with your lender, lawyer, and agent in navigating the steps of inspections, appraisals, and closing paperwork. If renting, review and sign the lease agreement after confirming all terms.



Craft a compelling offer.

With our help, we can craft a competitive offer based on the market conditions.



Start house hunting.

Our team can help you in scheduling tours or virtual showings to evaluate properties and compare homes according to your criteria.

YOUR HOME BUYING TIMELINE

90 DAYS OUT: SET YOUR STRATEGY

- ❑ Schedule your relocation consultation with WWT
- ❑ Confirm your budget, workplace, commute tolerance, and moving date
- ❑ Identify your target counties, towns, and neighborhoods
- ❑ Compare schools, taxes, home prices, commute options, and lifestyle trade-offs

YOUR FIRST 60 DAYS IN MARYLAND

- ❑ Transfer your out-of-state license to a Maryland driver's license
- ❑ Complete any required Maryland vehicle safety inspection
- ❑ Title and register your vehicle in Maryland

60 DAYS OUT: GET SEARCH-READY

- ❑ Complete your mortgage preapproval or prepare proof of funds
- ❑ Finalize your home must-haves and deal-breakers
- ❑ Begin virtual or in-person home tours with WWT
- ❑ Review school registration dates and document requirements

30 DAYS OUT: LOCK IN THE MOVE

- ❑ Ratify your purchase contract
- ❑ Track inspection, appraisal, financing, and closing deadlines
- ❑ Confirm movers, homeowners' insurance, and closing arrangements
- ❑ Schedule utility transfers using the Utilities & Services page
- ❑ Gather your documents and schedule a "New to Maryland" MVA appointment



New residents must obtain a Maryland driver's license and title and register their vehicles within 60 days of becoming a Maryland resident. Verify requirements and schedule an appointment through the MDOT MVA New Resident Guide

MDOT MVA New Resident Guide



OTHER HELPFUL LINKS



USPS CHANGE-OF-ADDRESS

moversguide.usps.com



VOTER REGISTRATION

[voterservices.elections.maryland...](https://voterservices.elections.maryland.gov)



MOTOR VEHICLE ADMINISTRATION

mva.maryland.gov



OFFICIAL STATE TAX WEBSITE

marylandtaxes.gov



MARYLAND OFFICE OF AGING

aging.maryland.gov



HEALTH INSURANCE

marylandhealthconnection.gov



CHILD CARE

[earlychildhood.maryland...](https://earlychildhood.maryland.gov)



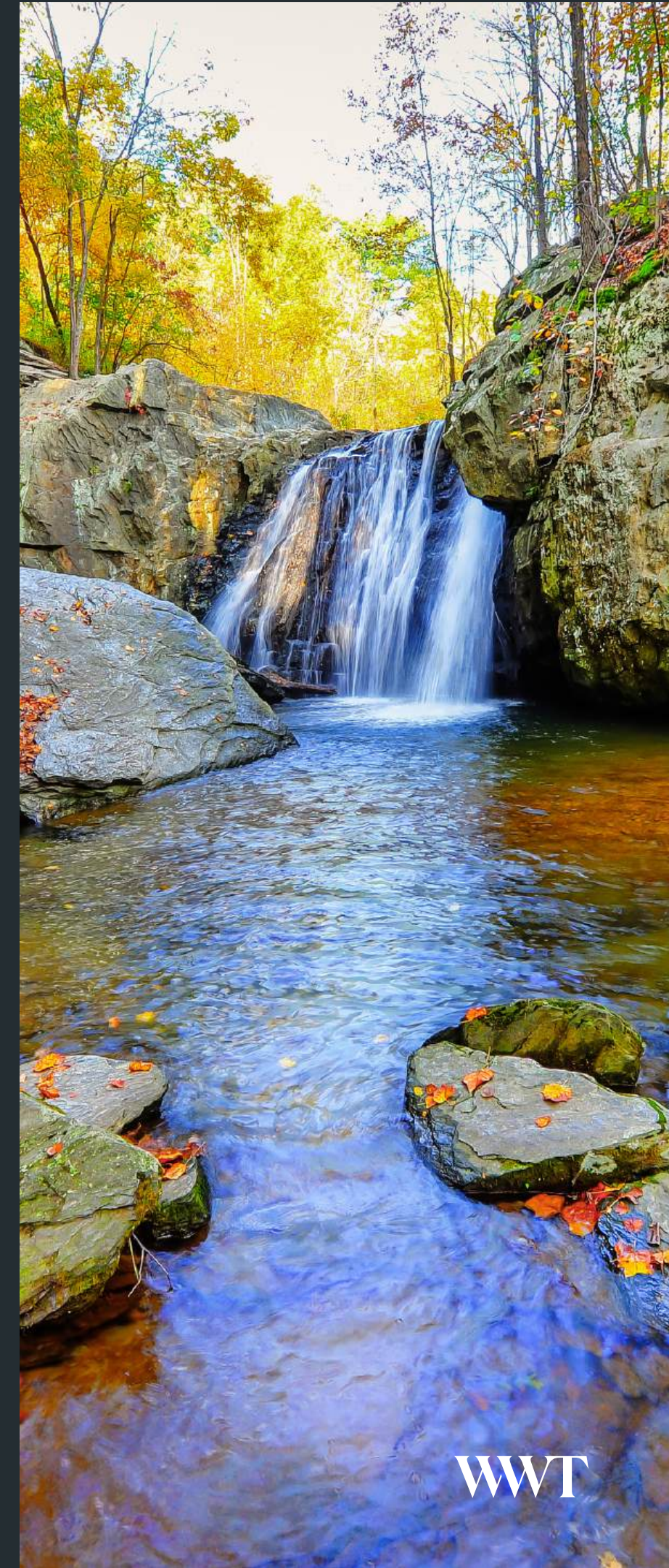
CONTACT INFORMATION
FOR UTILITY COMPANIES

psc.state.md.us



CHURCHES

[churchesinmaryland](https://churchesinmaryland.org)



ABOUT NICK WALDNER

22 YEARS OF
EXPERIENCE

HOME TYPES: LUXURY, MOVE UP BUYERS, TOWNHOUSE,
RELOCATION, RIGHT SIZING, FIRST TIME HOMEBUYERS

Why work with The Waldner Winters Team? Because the systems work, the people are top-notch, and the results speak for themselves, with over **3,260+ combined 5-star Google & Zillow reviews** to prove it.

Nick Waldner has been in real estate for 22 years and has built something pretty remarkable. As the founder of The Waldner Winters Team, he's led the #1 Keller Williams team in Maryland and Washington, D.C. for eight consecutive years. While the market has seen a 28% drop in sales volume, Nick's team is having their best year ever, helping more than 500 families buy and sell. In a tough market, that doesn't happen by accident.

You may have seen Nick on TV, starring in the national series Waterfront House Hunting on FYI. But when offered more seasons, he turned them down. His real passion wasn't television. It was building something meaningful right here at home with people he believes in.

Nick is also a sought-after educator, having spoken to audiences as large as 20,000 and trained over 250,000 real estate professionals worldwide. He holds nothing back, openly sharing the systems and strategies that drive his team's success.

Outside of work, Nick's adventurous spirit has taken him around the globe: surfing in Australia, summiting Kilimanjaro, skydiving in New Zealand, and rafting Idaho's Salmon River. But his favorite role is dad. He and his wife Emily have three young kids, and these days, his most incredible adventures happen closer to home.



WWT

TESTIMONIALS



Laine Baer - DOO Anna K Intown
Local Guide · 10 reviews

★★★★★ Edited a year ago

I can't say enough great things about the Waldner Winters team, especially Hayley and Jay! They are the first team that comes to mind whenever someone in our world mentions moving to Maryland. We are grateful to have them as a referral partner and resource!



Marsha Bowersox
1 review

★★★★★ 5 years ago

Donna Yocum was a great match for our needs. She worked extremely hard on our behalf, setting up showings, giving us a very helpful tour of the entire area (since we were first-time Maryland buyers, recently moving here from Michigan), and ultimately helping us to seal the deal in finding our new home. We learned a lot from seeing houses with her, as she pointed out many details that we would have otherwise missed. She was responsive via texts and emails throughout the entire process, and truly went the extra mile by attending both the inspection and the final walk-through on our behalf, helping us to avoid multiple long drives to Maryland from out of state. We would not hesitate to recommend Donna and the entire Waldner Winters Team!

Positive
Responsiveness, Quality, Professionalism



David Winingham
1 review

★★★★★ 3 months ago

We recently worked with the Waldner Winters Team at Keller Williams Realty Center for our home purchase, and the experience exceeded our expectations from start to finish.

Throughout the entire process, the team was knowledgeable, responsive, and genuinely committed to helping us through the entire home purchasing process. They took the time to understand our needs, answered our questions promptly, and guided us through every step with professionalism and patience.

What stood out most was their attention to detail and dedication to making what can often be a stressful process feel smooth and manageable. Their expertise in the Frederick home market, strong communication throughout, and the willingness to go the extra mile gave us confidence every step of the way.

We are so grateful for their support and professionalism, and highly recommend the Waldner Winters Team to anyone looking to buy or sell a home. They made the entire process simple and stress-free.



WWT

THANK YOU!

CALL

(443) 472-4474

EMAIL

HOME@WALDNERWINTERSTEAM.COM

WEBSITE

WALDNERWINTERSTEAM.COM

WWT WALDNER
WINTERS
REAL ESTATE TEAM

POWERED BY
PLACE

kw KELLER WILLIAMS
REALTY CENTRE

