

Dorchester County, MD

County · MD · Maryland

BUYER'S MARKET

\$247K

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

604

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



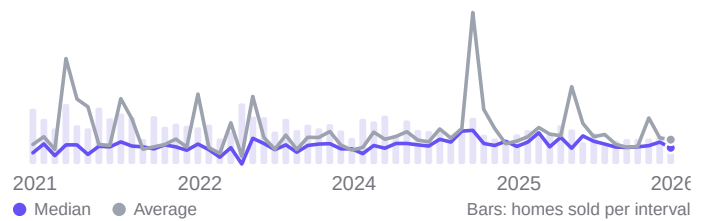
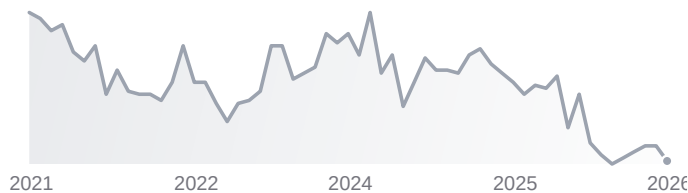
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$228K · Average \$287K

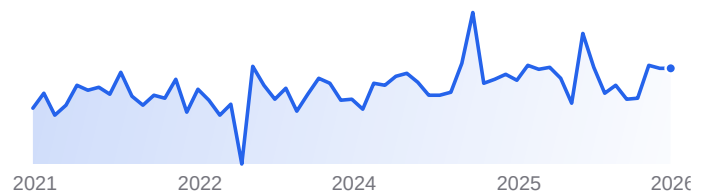
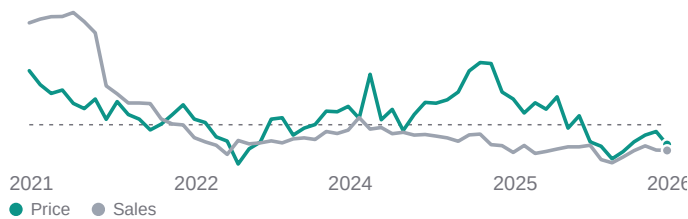


Growth (year over year)

Price -12.2% · Sales -15.8%

Price per square foot

\$170/ft²

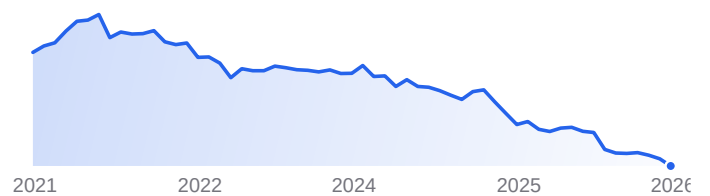
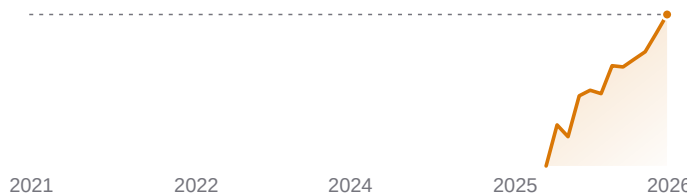


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

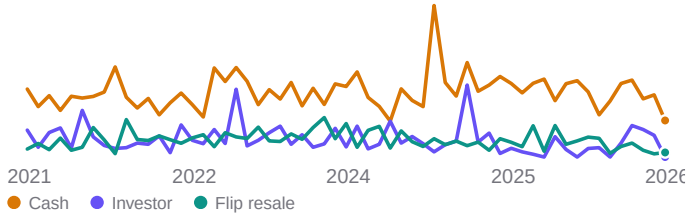
4.0%



BUYERS & OUTCOMES

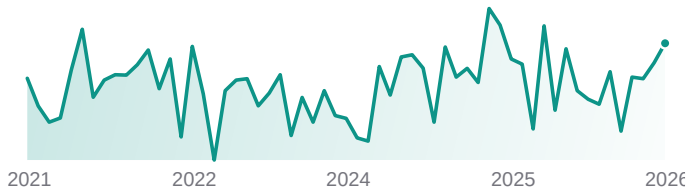
Buyer mix

Cash 22% · Investor 0% · Flip resale 2.8%



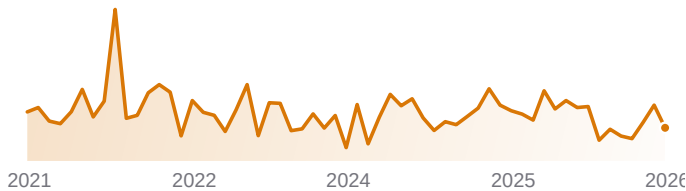
Sellers who sold at a gain

88%

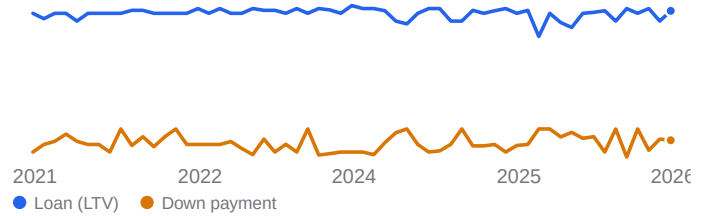


Median annualized return at resale

+3.7%

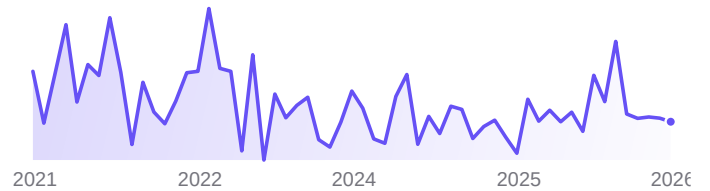


Financing (share of purchase price) Loan (LTV) 97% · Down payment 13%



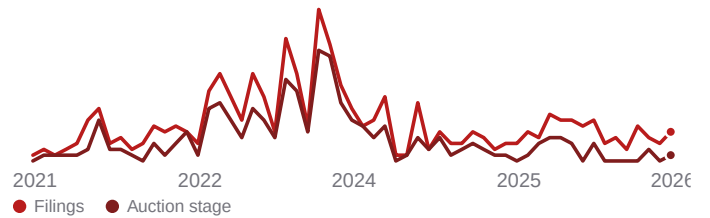
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	15,122
Median value (AVM)	\$264K
Median size	1,538 ft²
Median year built	1972
Single family	81%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.7%
Owner occupied	69%
Company owned	13%
Median loan-to-value	49%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	33,402
Density	62 / mi²
Median household income	\$60K
Average household income	\$82K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	29
Homes occupied	86%
Bachelor's or higher	9%
Poverty rate	17.1%
Unemployment	1.0%
Average temp	57°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.