

Kent County, MD

County · MD · Maryland

BALANCED MARKET

\$367K

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

329

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



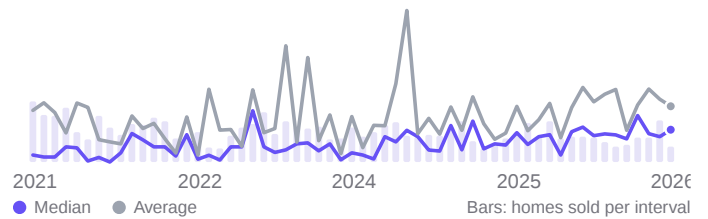
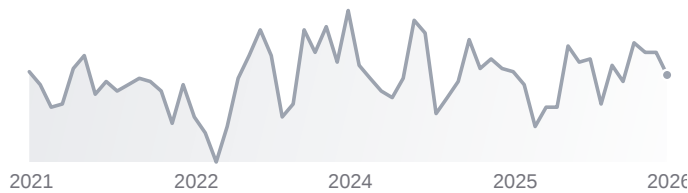
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$385K · Average \$501K

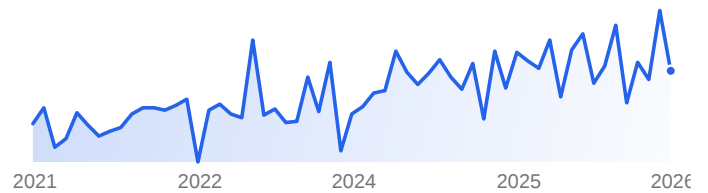
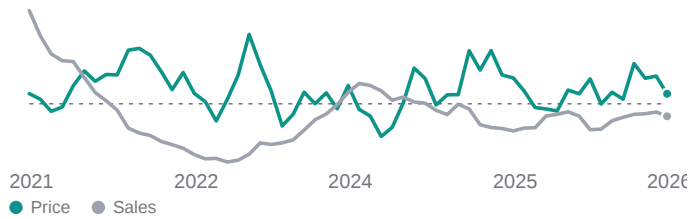


Growth (year over year)

Price +6.6% · Sales -8.1%

Price per square foot

\$214/ft²

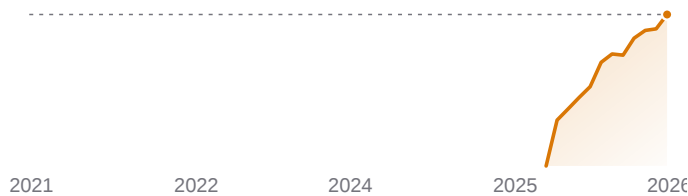


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

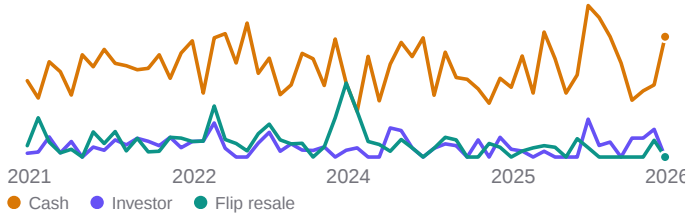
3.6%



BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 0% · Flip resale 0%



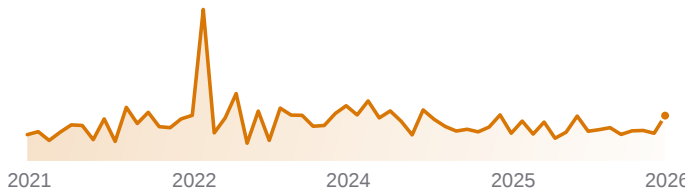
Sellers who sold at a gain

100%

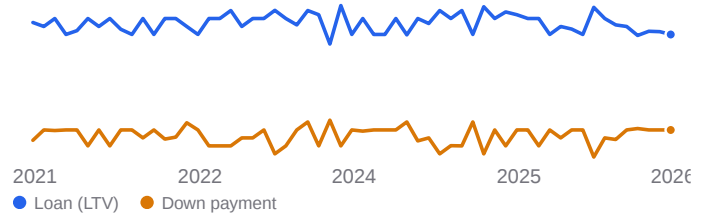


Median annualized return at resale

+7.9%

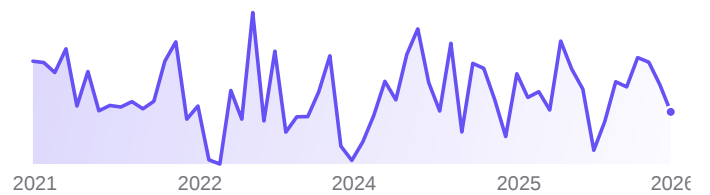


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



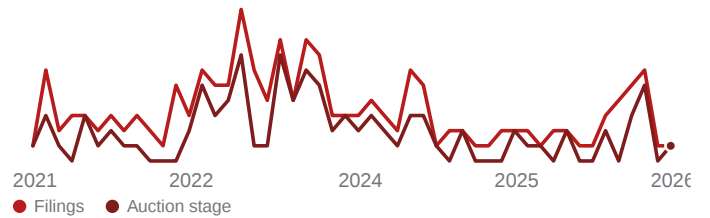
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,113
Median value (AVM)	\$374K
Median size	1,701 ft²
Median year built	1976
Single family	83%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.3%
Owner occupied	70%
Company owned	12%
Median loan-to-value	46%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	19,662
Density	71 / mi²
Median household income	\$75K
Average household income	\$104K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	46
Homes occupied	81%
Bachelor's or higher	20%
Poverty rate	7.4%
Unemployment	1.0%
Average temp	56°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.