

Wicomico County, MD

County · MD · Maryland

BUYER'S MARKET

\$259K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

1,276

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



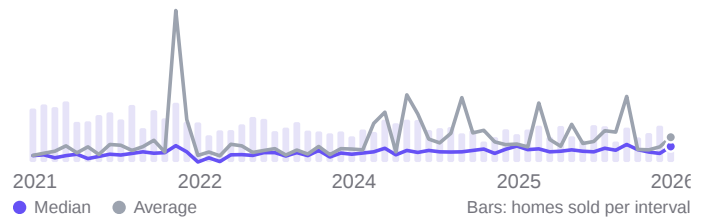
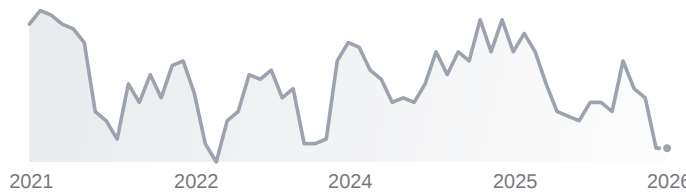
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$287K · Average \$349K

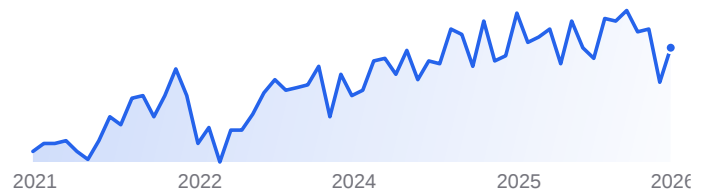
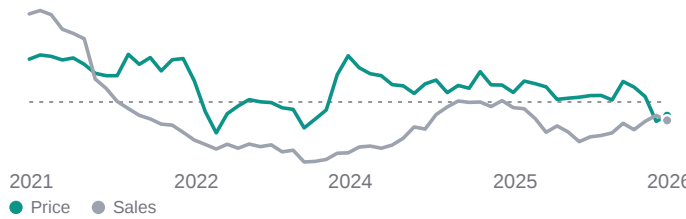


Growth (year over year)

Price -5.9% · Sales -7.9%

Price per square foot

\$174/ft²

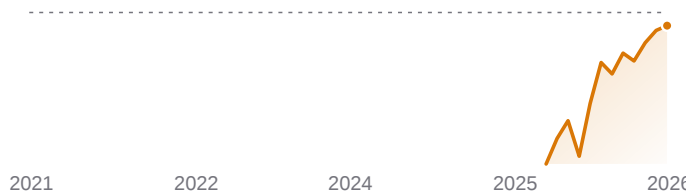


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

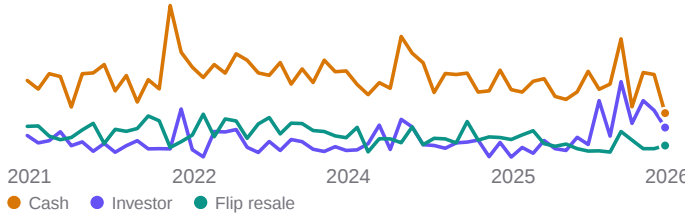
3.6%



BUYERS & OUTCOMES

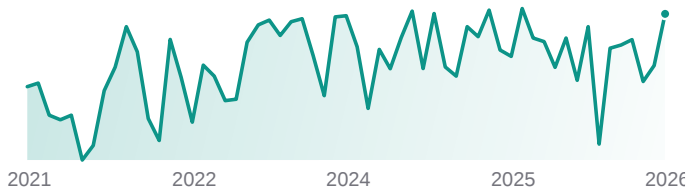
Buyer mix

Cash 16% · Investor 11% · Flip resale 4.8%



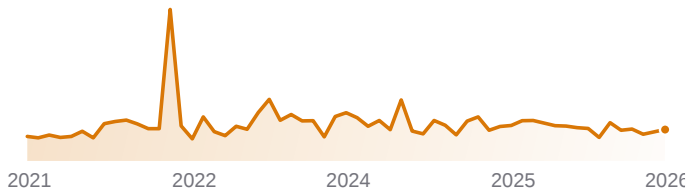
Sellers who sold at a gain

95%

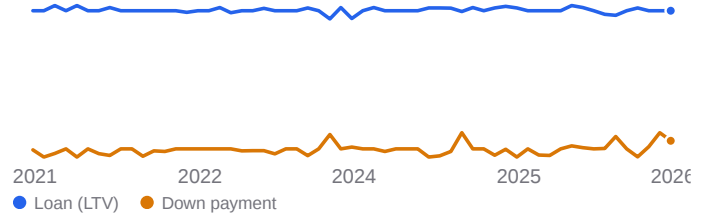


Median annualized return at resale

+5.2%

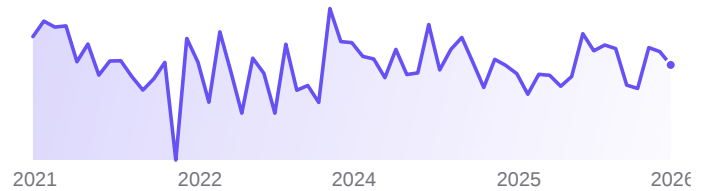


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



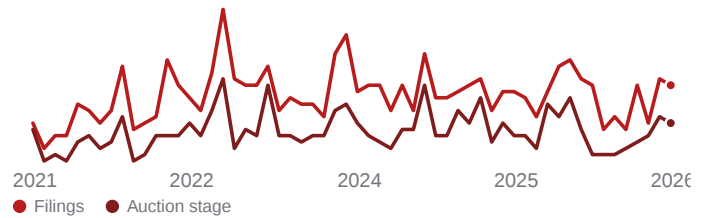
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 12 · Auction stage 6



HOUSING STOCK

Homes	35,251
Median value (AVM)	\$262K
Median size	1,512 ft²
Median year built	1979
Single family	84%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.6%
Owner occupied	75%
Company owned	14%
Median loan-to-value	54%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	106,532
Density	285 / mi²
Median household income	\$73K
Average household income	\$97K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	28
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	11.7%
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.