

Worcester County, MD

County · MD · Maryland

SELLER'S MARKET

\$423K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

2,135

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

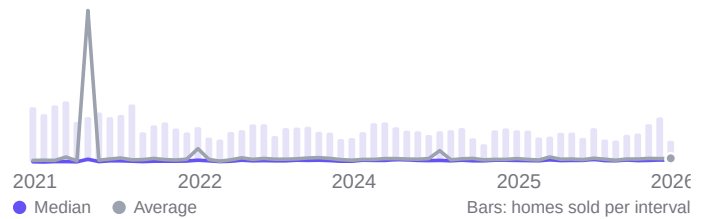
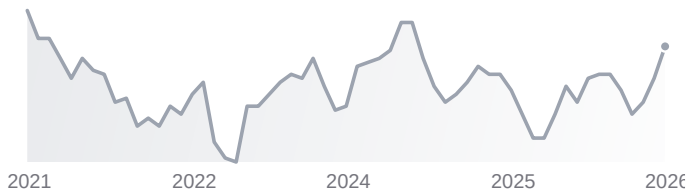
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

63 / 100

Sale prices

Median \$425K · Average \$520K

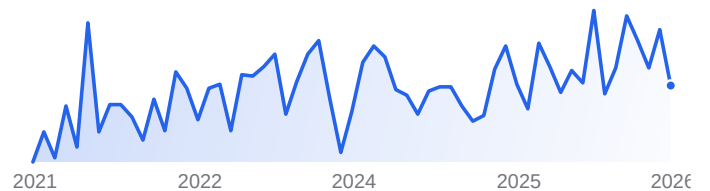
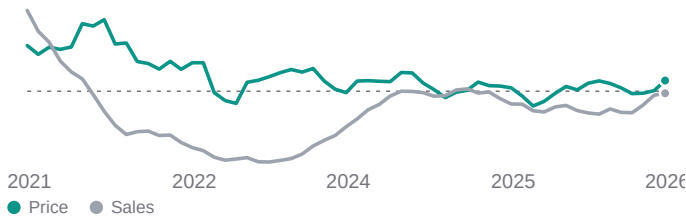


Growth (year over year)

Price +5.1% · Sales -1.0%

Price per square foot

\$324/ft²

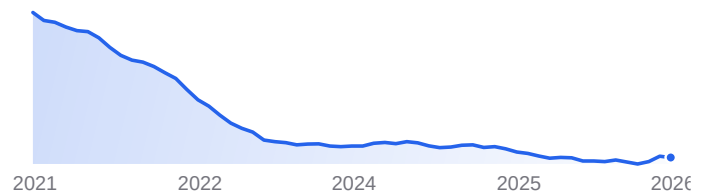
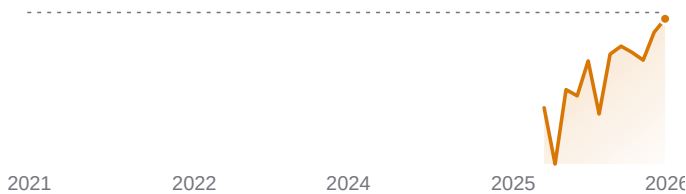


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

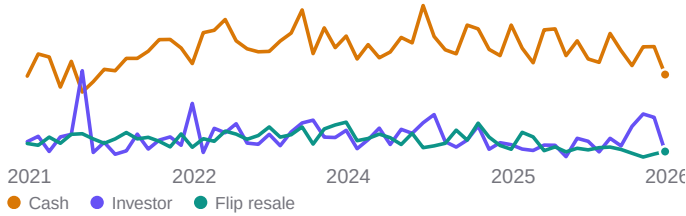
3.9%



BUYERS & OUTCOMES

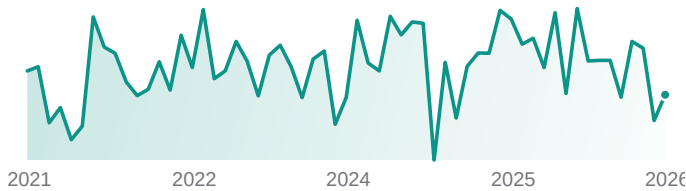
Buyer mix

Cash 28% · Investor 2.3% · Flip resale 2.3%



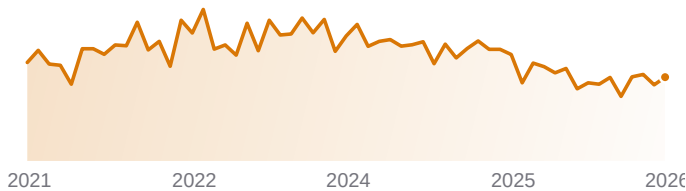
Sellers who sold at a gain

89%

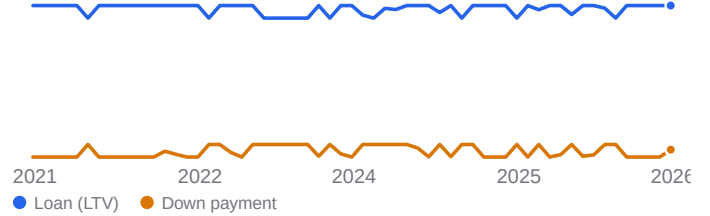


Median annualized return at resale

+5.4%

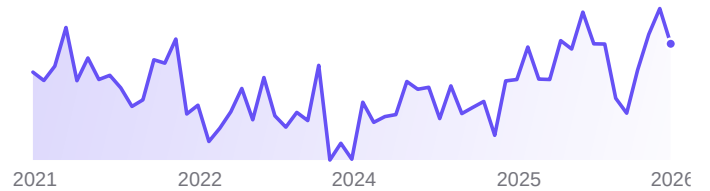


Financing (share of purchase price) Loan (LTV) 80% · Down payment 23%



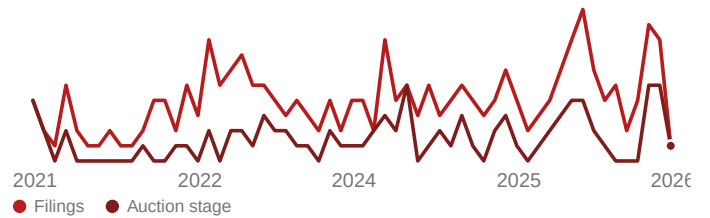
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	54,460
Median value (AVM)	\$451K
Median size	1,273 ft²
Median year built	1984
Single family	42%
Condos	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.2%
Owner occupied	37%
Company owned	17%
Median loan-to-value	39%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	54,748
Density	117 / mi²
Median household income	\$78K
Average household income	\$109K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	25
Homes occupied	44%
Bachelor's or higher	23%
Poverty rate	6.6%
Unemployment	1.1%
Average temp	57°F
Annual precip	44 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.