

Berlin

City · MD · Maryland · Worcester County

BALANCED MARKET

\$442K

MEDIAN SALE PRICE

-4.4%

1-YR CHANGE

440

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



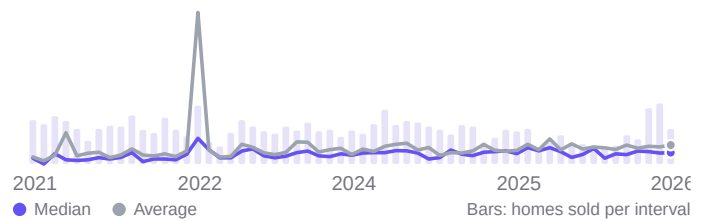
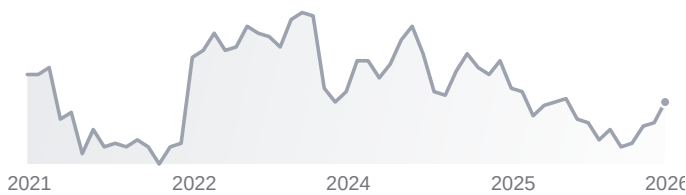
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$440K · Average \$532K

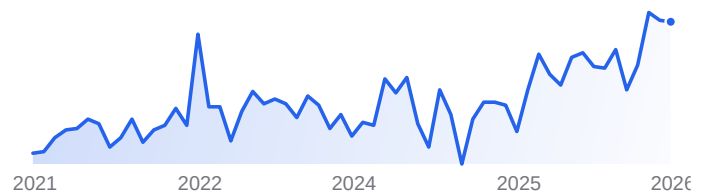
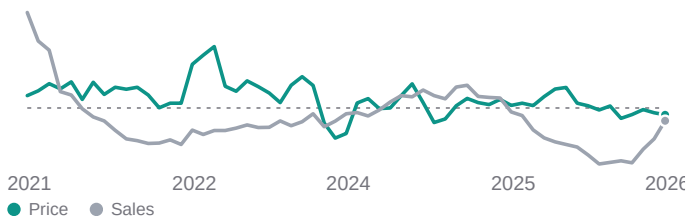


Growth (year over year)

Price -4.4% · Sales -8.3%

Price per square foot

\$270/ft²

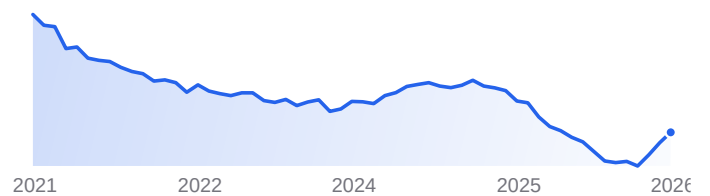
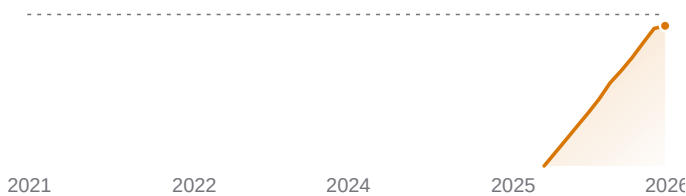


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

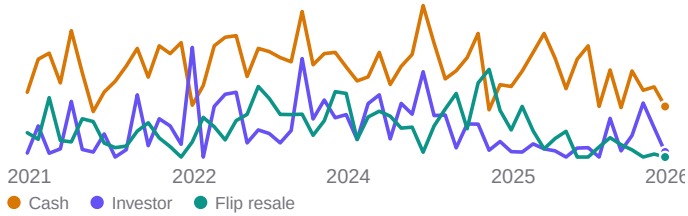
5.2%



BUYERS & OUTCOMES

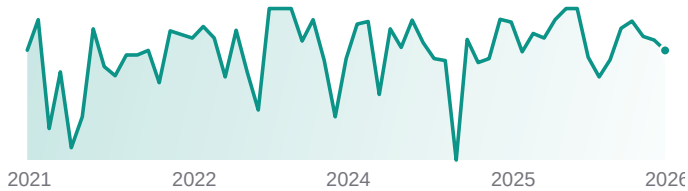
Buyer mix

Cash 23% · Investor 2.3% · Flip resale 0%



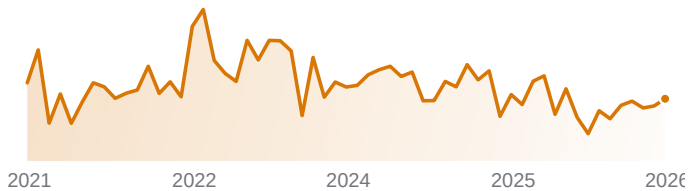
Sellers who sold at a gain

87%

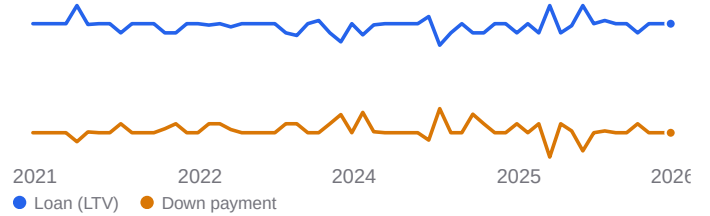


Median annualized return at resale

+5.6%

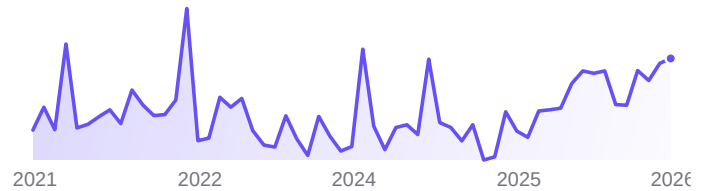


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



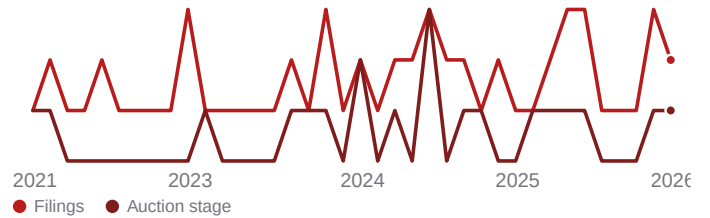
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,406
Median value (AVM)	\$486K
Median size	1,755 ft²
Median year built	1997
Single family	67%
Condos	9.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.4%
Owner occupied	62%
Company owned	12%
Median loan-to-value	43%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	5,210
Density	1,543 / mi²
Median household income	\$74K
Average household income	\$93K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	25
Homes occupied	90%
Bachelor's or higher	25%
Poverty rate	7.6%
Unemployment	1.1%
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.