

Betterton 21610

ZIP code · MD · Maryland > Kent County > Betterton

STRONG SELLER'S MARKET

\$408K

MEDIAN SALE PRICE

+50.5%

1-YR CHANGE

14

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

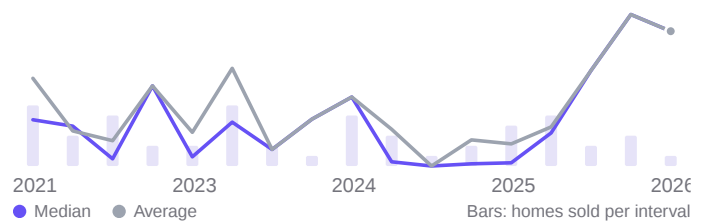
Market temperature (0–100)

81 / 100



Sale prices

Median \$461K · Average \$461K



Growth (year over year)

Price +50.5% · Sales +27.3%



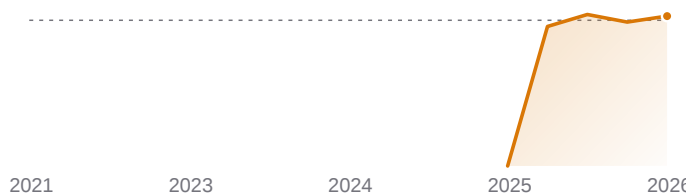
Price per square foot

\$274/ft²



Sale premium vs estimated value

+2.4%



Annual turnover (share of homes sold)

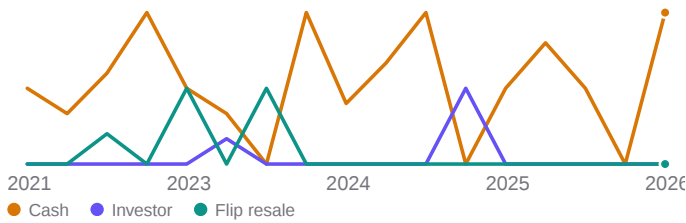
4.9%



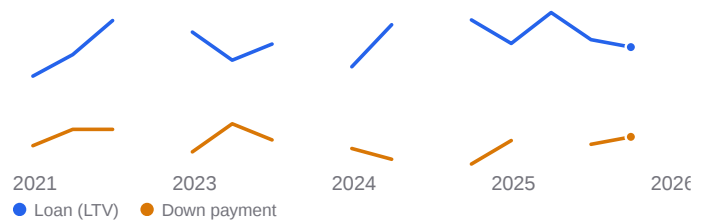
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

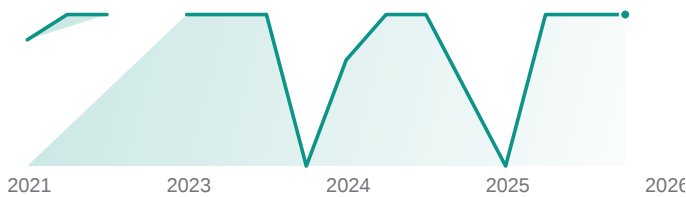


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



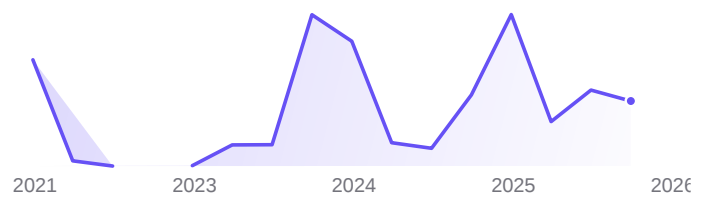
Sellers who sold at a gain

100%



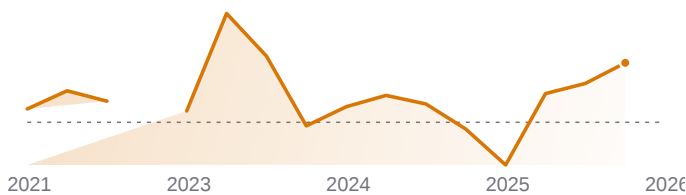
Typical hold before selling

8.2 yrs



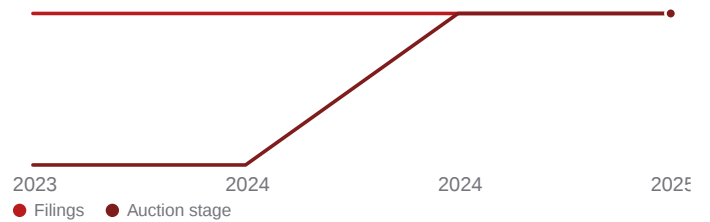
Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	288
Median value (AVM)	\$319K
Median size	1,560 ft²
Median year built	1951
Single family	77%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	44%
Company owned	13%
Median loan-to-value	36%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	221
Density	60 / mi ²
Median household income	\$75K
Average household income	\$98K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	52
Homes occupied	66%
Bachelor's or higher	18%
Poverty rate	8.1%
Unemployment	0.9%
Average temp	55°F
Annual precip	45 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.