

Church Creek 21622

ZIP code · MD · Maryland > Dorchester County > Church Creek

BALANCED MARKET

\$205K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

7

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



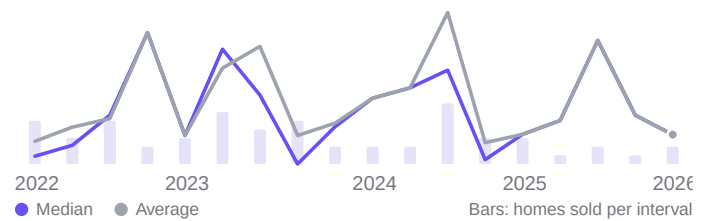
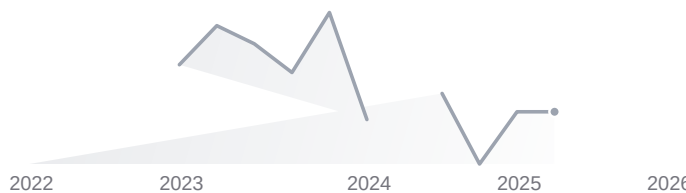
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$182K · Average \$182K

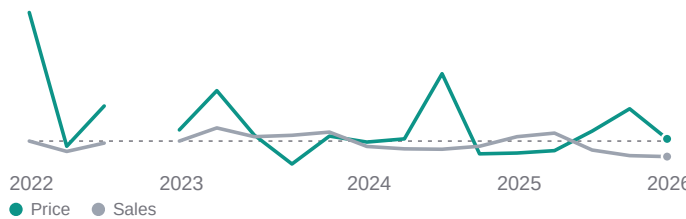


Growth (year over year)

Price +7.5% · Sales -53.3%

Price per square foot

\$137/ft²

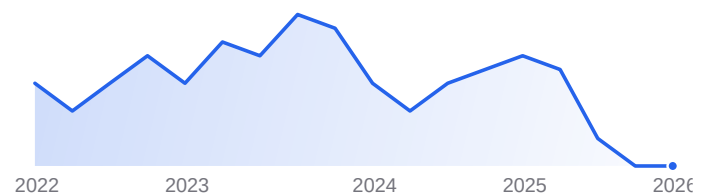


Sale premium vs estimated value

-10.6%

Annual turnover (share of homes sold)

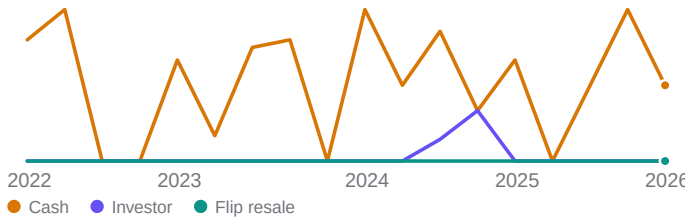
2.0%



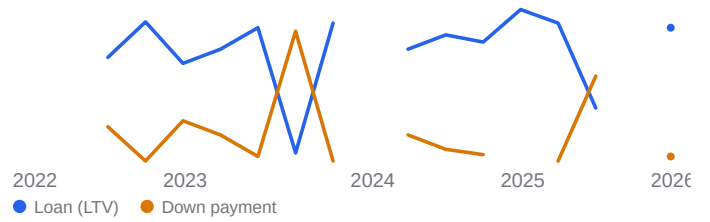
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

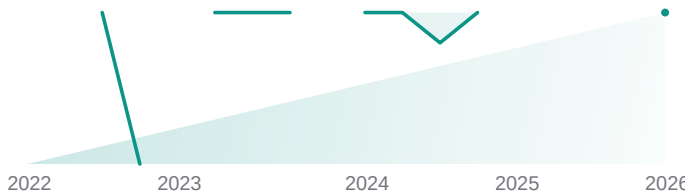


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



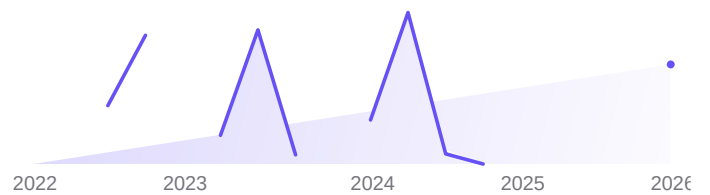
Sellers who sold at a gain

100%



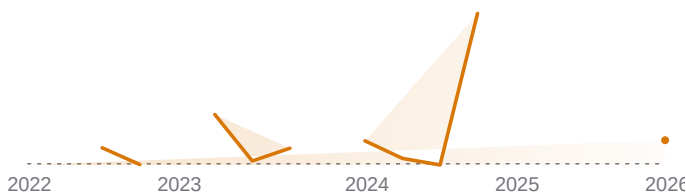
Typical hold before selling

14.4 yrs



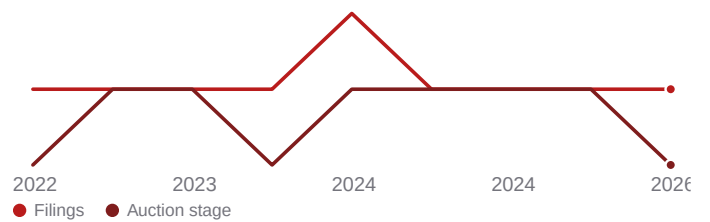
Median annualized return at resale

+10.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	343
Median value (AVM)	\$240K
Median size	1,446 ft²
Median year built	1959
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.4%
Owner occupied	55%
Company owned	15%
Median loan-to-value	15%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	738
Density	8 / mi²
Median household income	\$76K
Average household income	\$92K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	34
Homes occupied	62%
Bachelor's or higher	10%
Poverty rate	13.2%
Unemployment	1.0%
Average temp	57°F
Annual precip	45 in
Sunshine	57%

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