

East New Market 21631

ZIP code · MD · Maryland > Dorchester County > East New Market

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

+61.5%

1-YR CHANGE

30

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



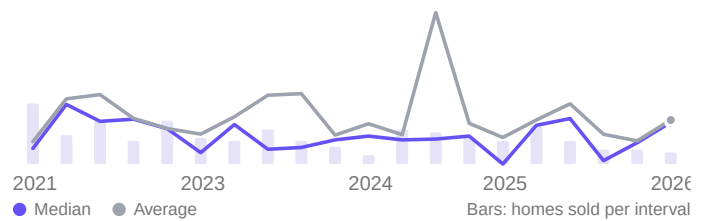
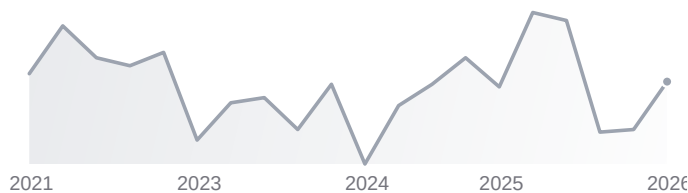
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$315K · Average \$324K

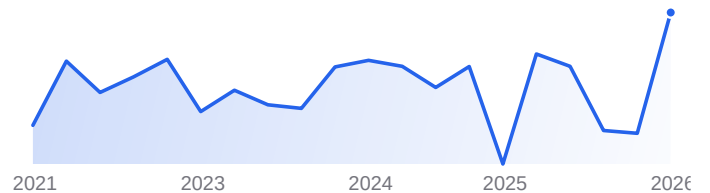
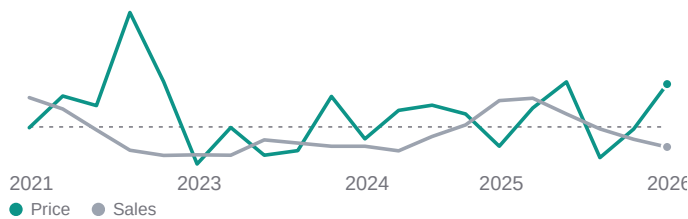


Growth (year over year)

Price +61.5% · Sales -28.6%

Price per square foot

\$227/ft²

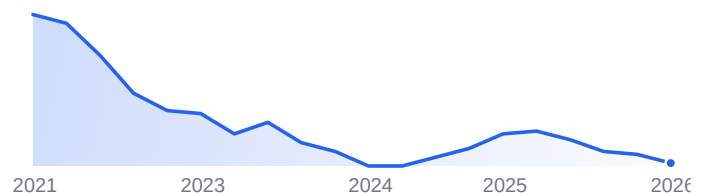


Sale premium vs estimated value

+2.5%

Annual turnover (share of homes sold)

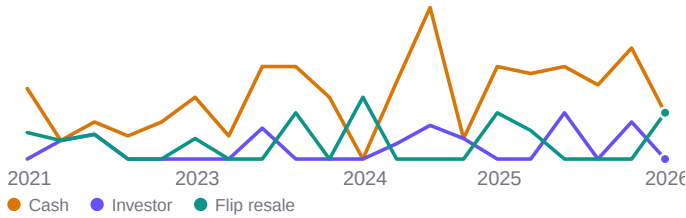
2.6%



BUYERS & OUTCOMES

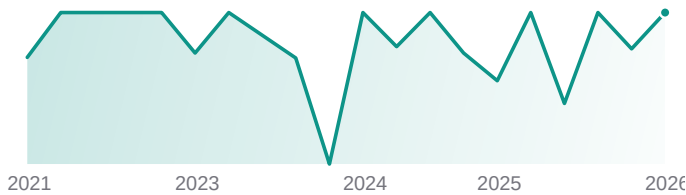
Buyer mix

Cash 25% · Investor 0% · Flip resale 25%



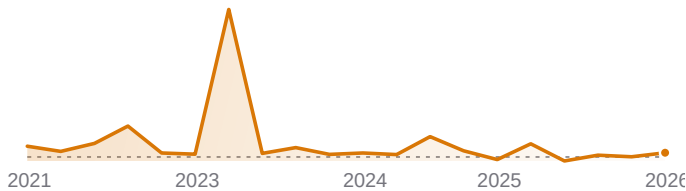
Sellers who sold at a gain

100%

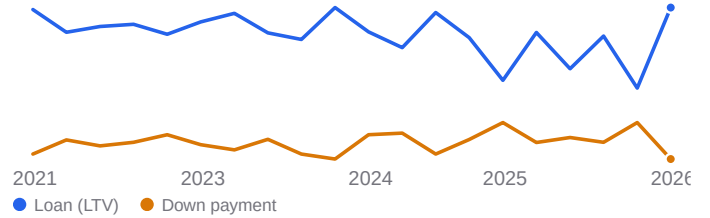


Median annualized return at resale

+6.1%

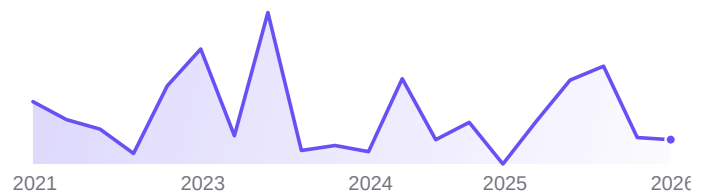


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



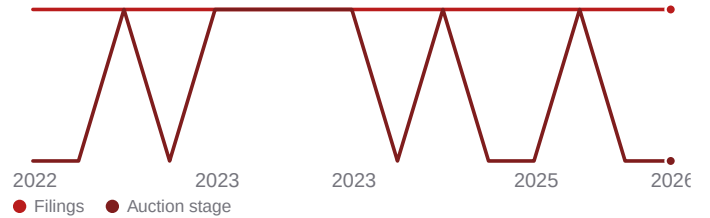
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,168
Median value (AVM)	\$321K
Median size	1,782 ft²
Median year built	1984
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.8%
Owner occupied	82%
Company owned	8.9%
Median loan-to-value	55%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	3,109
Density	109 / mi²
Median household income	\$74K
Average household income	\$88K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	9.6%
Unemployment	0.9%
Average temp	57°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.