

Fishing Creek 21634

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

BALANCED MARKET

\$157K

MEDIAN SALE PRICE

-46.6%

1-YR CHANGE

16

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

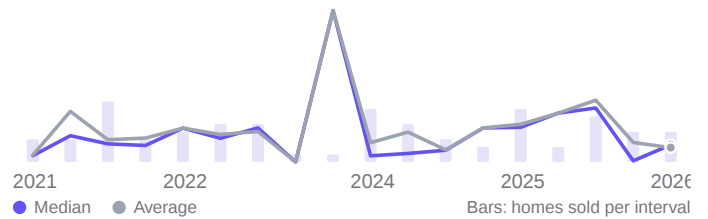
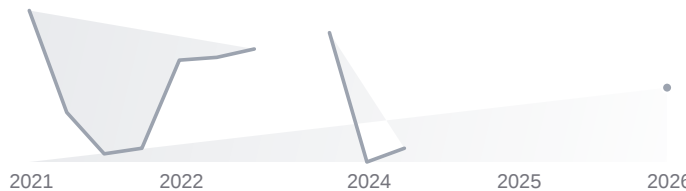
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$214K · Average \$191K

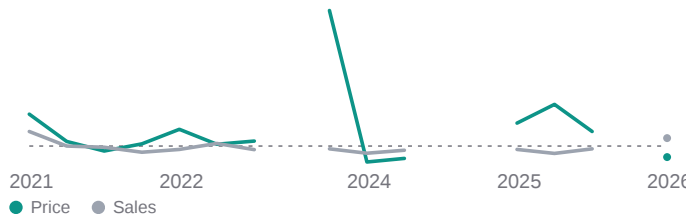


Growth (year over year)

Price -46.6% · Sales +33.3%

Price per square foot

\$115/ft²



Sale premium vs estimated value

+22.6%

Annual turnover (share of homes sold)

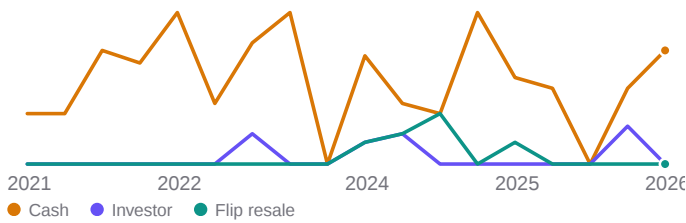
4.7%



BUYERS & OUTCOMES

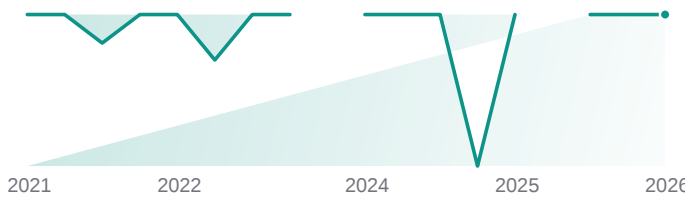
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



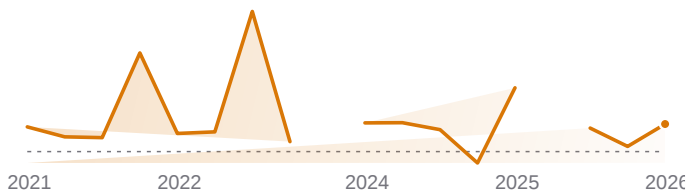
Sellers who sold at a gain

100%

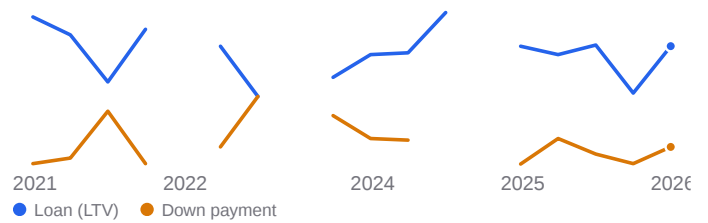


Median annualized return at resale

+8.3%

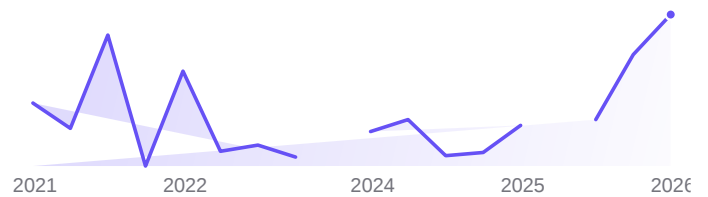


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



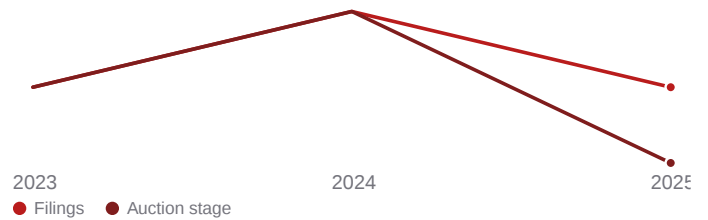
Typical hold before selling

18.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	340
Median value (AVM)	\$305K
Median size	1,456 ft²
Median year built	1950
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.7%
Owner occupied	44%
Company owned	10%
Median loan-to-value	29%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	110
Density	10 / mi ²
Median household income	\$79K
Average household income	\$93K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	30
Homes occupied	57%
Bachelor's or higher	11%
Poverty rate	13.7%
Unemployment	1.1%
Average temp	57°F
Annual precip	44 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.