

Grasonville 21638

ZIP code · MD · Maryland > Queen Anne's County > Grasonville

BALANCED MARKET

\$576K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

99

SALES (12 MO)

\$637K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



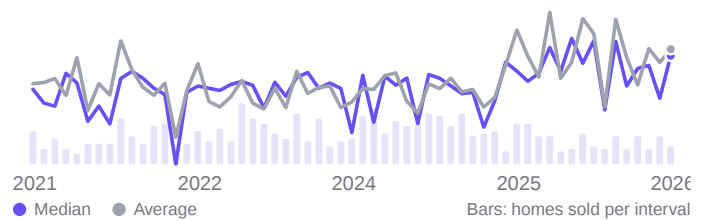
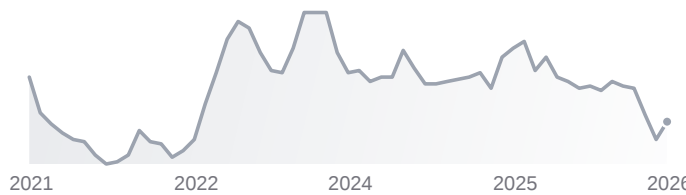
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$663K · Average \$696K

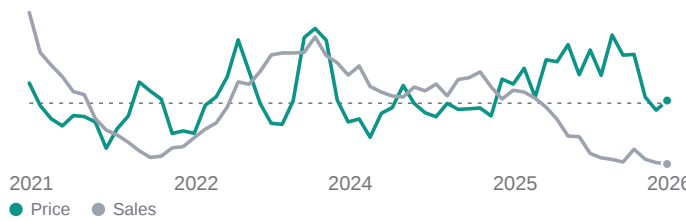


Growth (year over year)

Price +1.9% · Sales -43.1%

Price per square foot

\$229/ft²

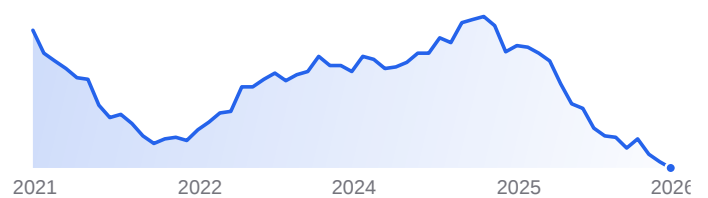
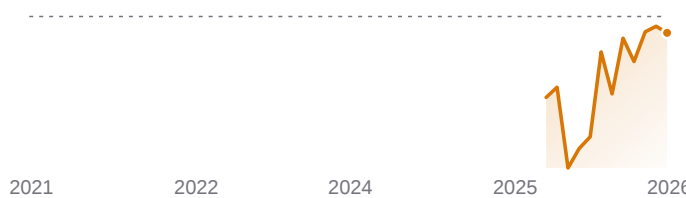


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

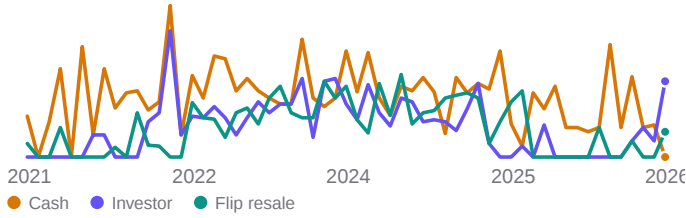
4.7%



BUYERS & OUTCOMES

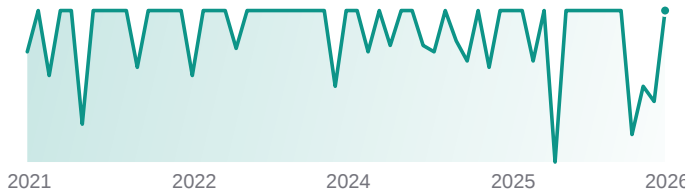
Buyer mix

Cash 0% · Investor 43% · Flip resale 14%



Sellers who sold at a gain

100%

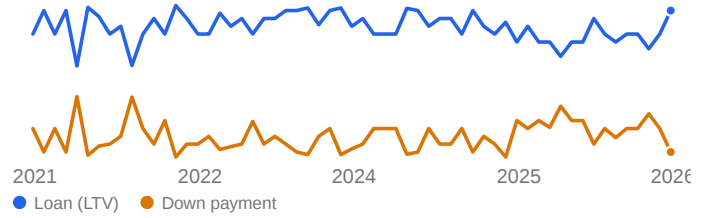


Median annualized return at resale

+3.6%



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



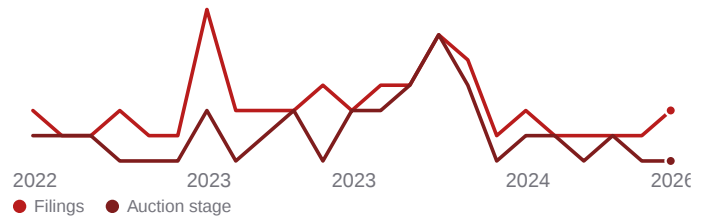
Typical hold before selling

1.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,107
Median value (AVM)	\$637K
Median size	2,048 ft²
Median year built	1991
Single family	80%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.8%
Owner occupied	81%
Company owned	14%
Median loan-to-value	57%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	5,374
Density	298 / mi²
Median household income	\$128K
Average household income	\$150K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	35
Homes occupied	89%
Bachelor's or higher	26%
Poverty rate	10.4%
Unemployment	0.9%
Average temp	57°F
Annual precip	44 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.