

Greensboro 21639

ZIP code · MD · Maryland > Caroline County > Greensboro

SELLER'S MARKET

\$273K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

76

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

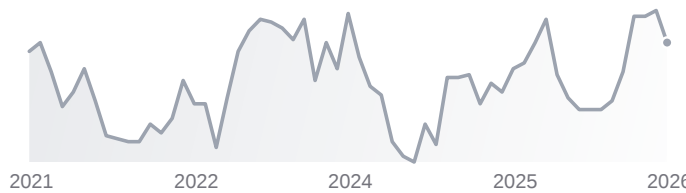
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

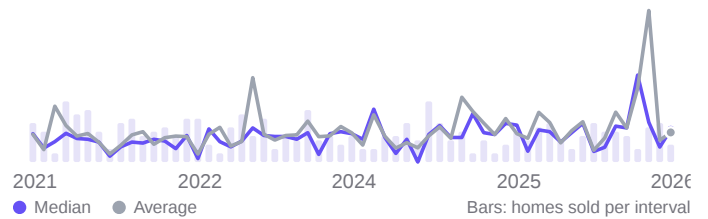
Market temperature (0–100)

68 / 100



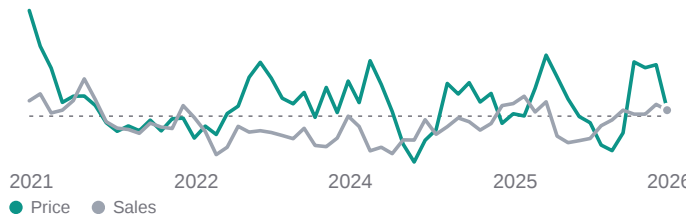
Sale prices

Median \$291K · Average \$276K



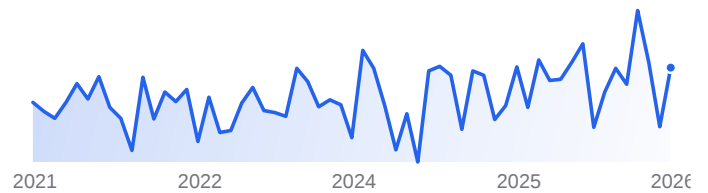
Growth (year over year)

Price +4.8% · Sales +4.1%



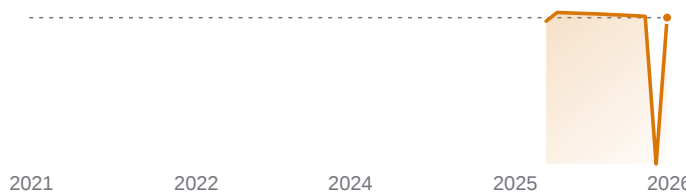
Price per square foot

\$215/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

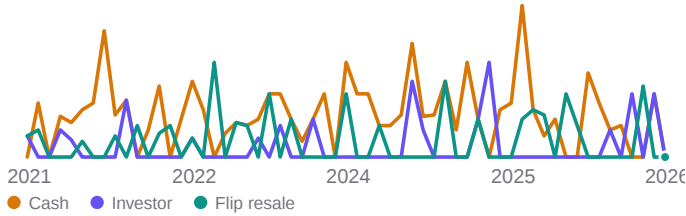
4.6%



BUYERS & OUTCOMES

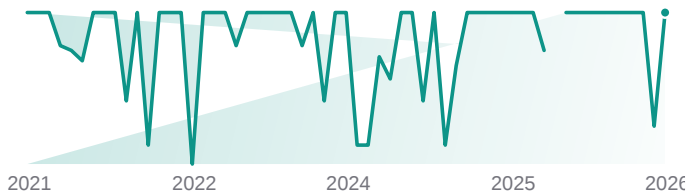
Buyer mix

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



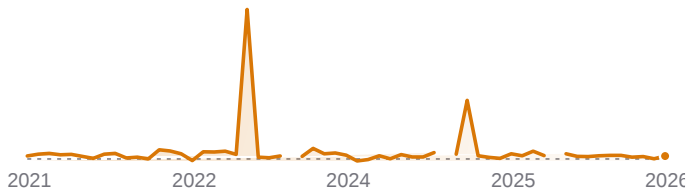
Sellers who sold at a gain

100%

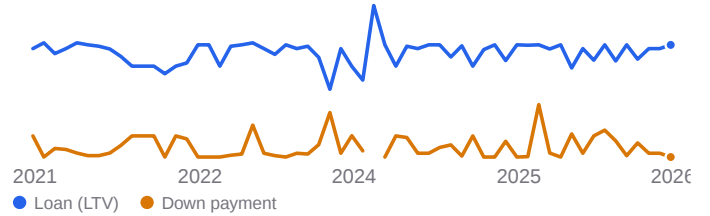


Median annualized return at resale

+4.9%

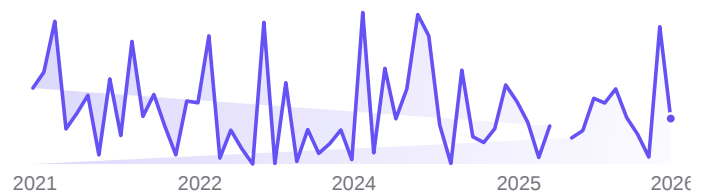


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



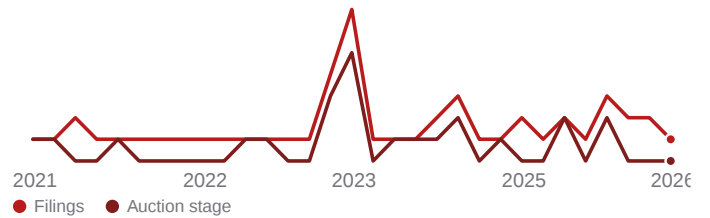
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,655
Median value (AVM)	\$290K
Median size	1,496 ft²
Median year built	1985
Single family	81%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.3%
Owner occupied	82%
Company owned	7.3%
Median loan-to-value	56%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	4,691
Density	140 / mi²
Median household income	\$66K
Average household income	\$88K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	39
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	13.8%
Unemployment	0.9%
Average temp	56°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.