

Madison 21648

ZIP code · MD · Maryland > Dorchester County > Madison

SELLER'S MARKET

\$244K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



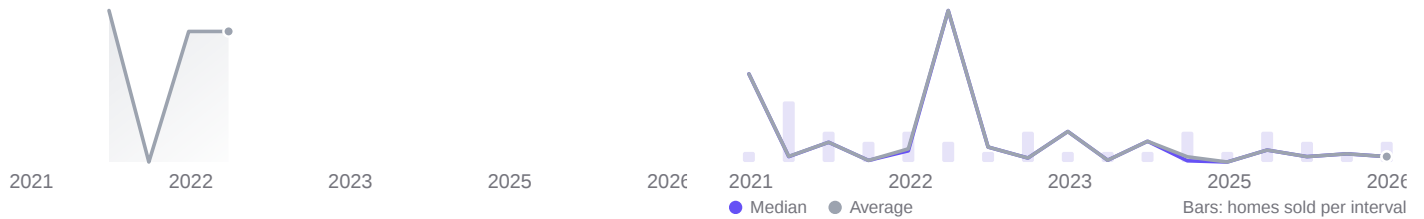
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$244K · Average \$244K

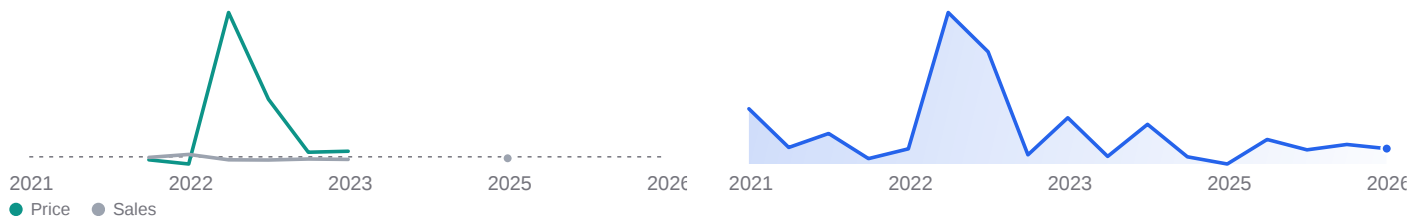


Growth (year over year)

Price -28.8% · Sales -16.7%

Price per square foot

\$162/ft²

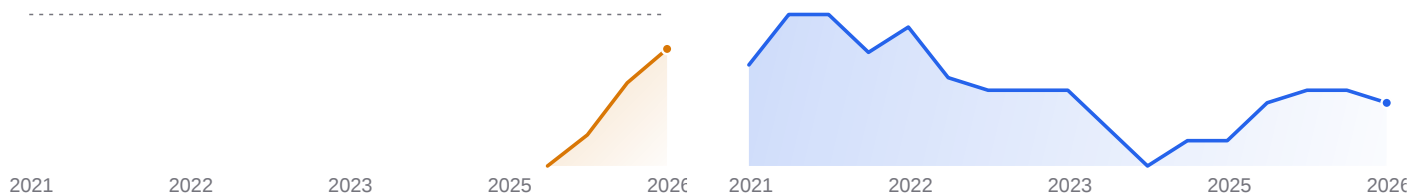


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

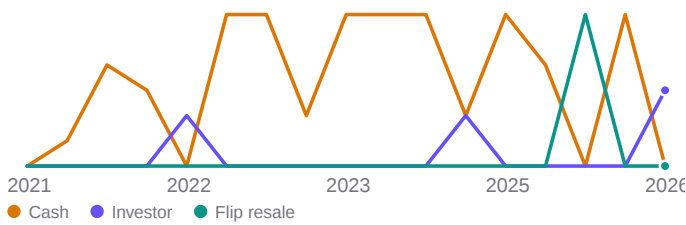
5.8%



BUYERS & OUTCOMES

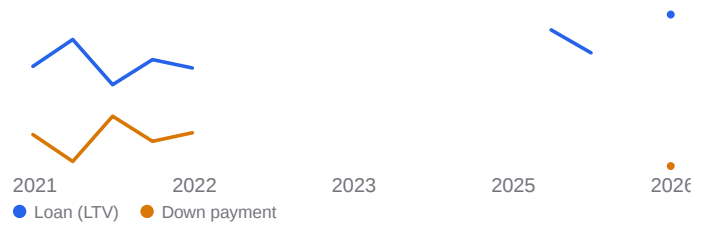
Buyer mix

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



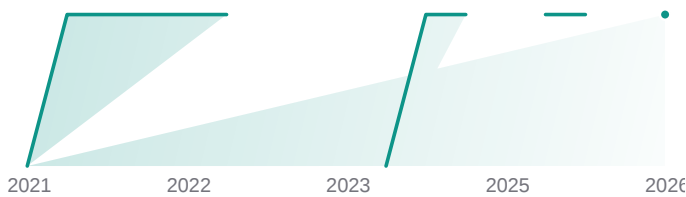
Financing (share of purchase price)

Loan (LTV) 113% · Down payment 1.8%



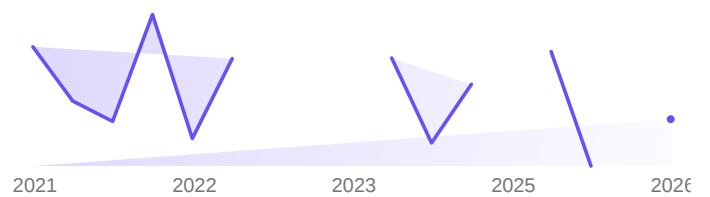
Sellers who sold at a gain

100%



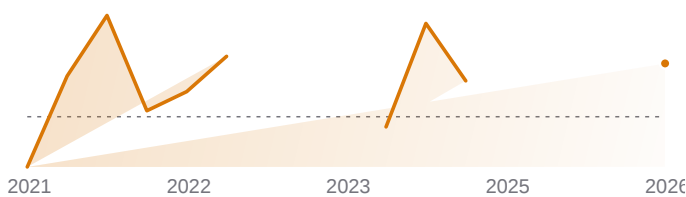
Typical hold before selling

5.6 yrs



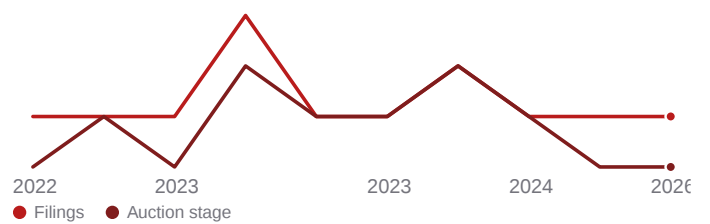
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	138
Median value (AVM)	\$290K
Median size	1,456 ft²
Median year built	1976
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.7%
Owner occupied	61%
Company owned	14%
Median loan-to-value	30%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	139
Density	11 / mi ²
Median household income	\$79K
Average household income	\$93K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	27
Homes occupied	58%
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.