

Preston 21655

ZIP code · MD · Maryland > Caroline County > Preston

BALANCED MARKET

\$404K

MEDIAN SALE PRICE

-27.2%

1-YR CHANGE

66

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



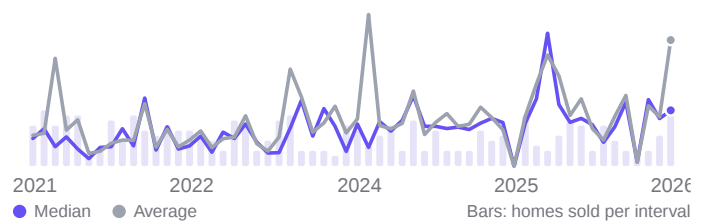
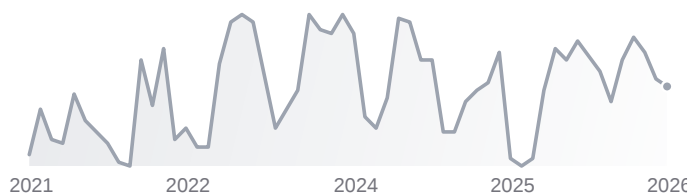
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$399K · Average \$833K

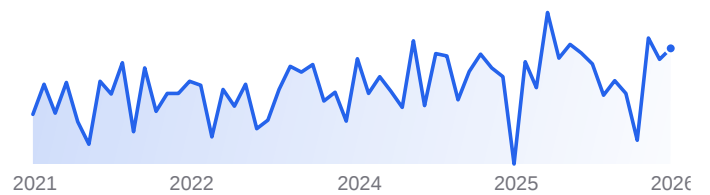
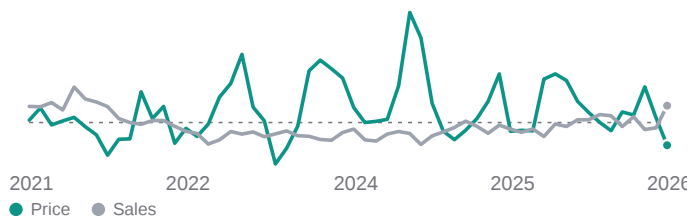


Growth (year over year)

Price -27.2% · Sales +20.0%

Price per square foot

\$230/ft²



Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

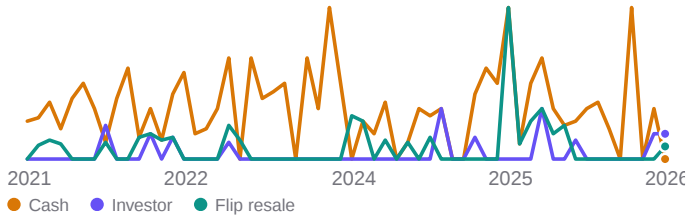
3.3%



BUYERS & OUTCOMES

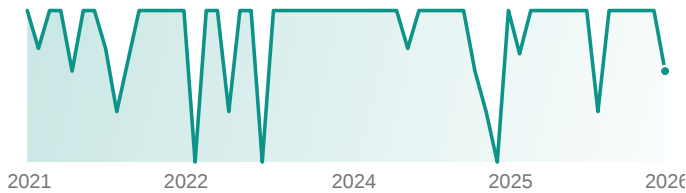
Buyer mix

Cash 0% · Investor 17% · Flip resale 8.3%



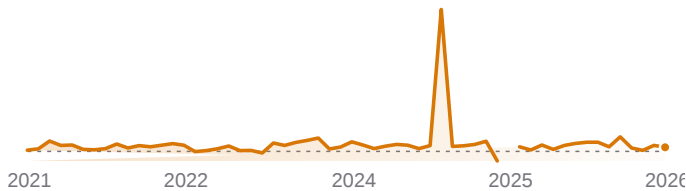
Sellers who sold at a gain

80%

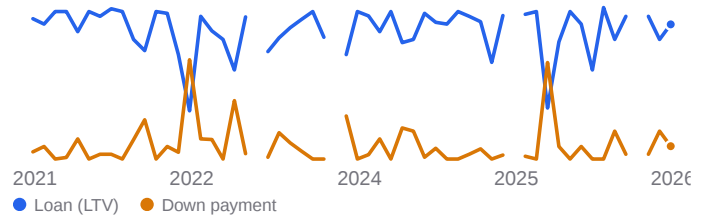


Median annualized return at resale

+4.7%

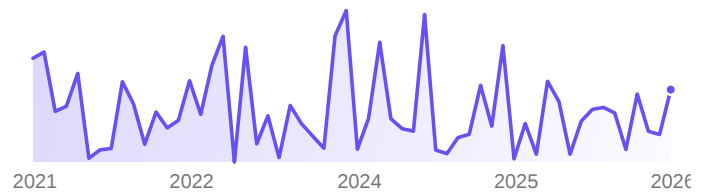


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



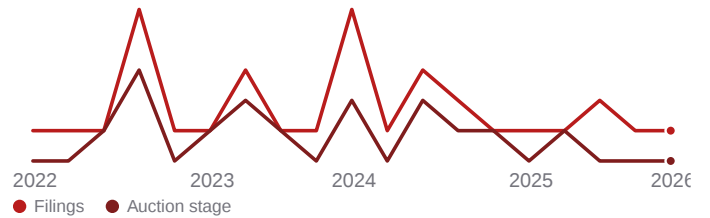
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,977
Median value (AVM)	\$326K
Median size	1,598 ft²
Median year built	1979
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.9%
Owner occupied	82%
Company owned	8.3%
Median loan-to-value	53%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	4,300
Density	77 / mi²
Median household income	\$79K
Average household income	\$100K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	35
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	8.7%
Unemployment	1.0%
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.