

Secretary 21664

ZIP code · MD · Maryland > Dorchester County > Secretary

STRONG SELLER'S MARKET

\$224K

MEDIAN SALE PRICE

+7.9%

1-YR CHANGE

16

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

Balanced

Seller's market

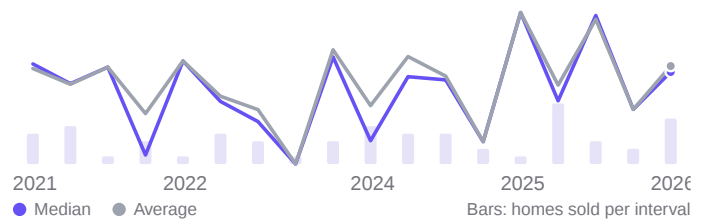
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

84 / 100

Sale prices

Median \$227K · Average \$237K

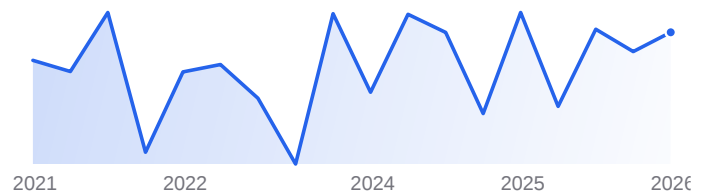


Growth (year over year)

Price +7.9% · Sales +60.0%

Price per square foot

\$188/ft²

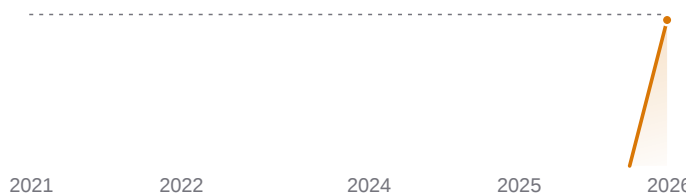


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

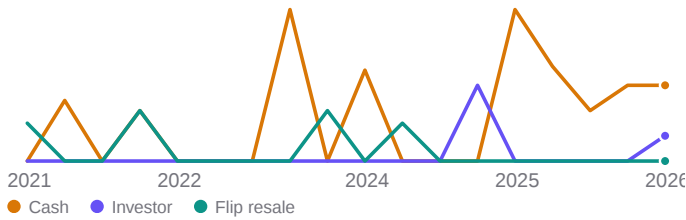
7.0%



BUYERS & OUTCOMES

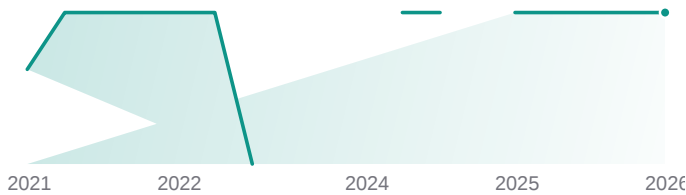
Buyer mix

Cash 50% · Investor 17% · Flip resale 0%



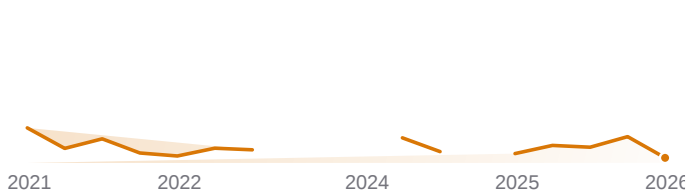
Sellers who sold at a gain

100%

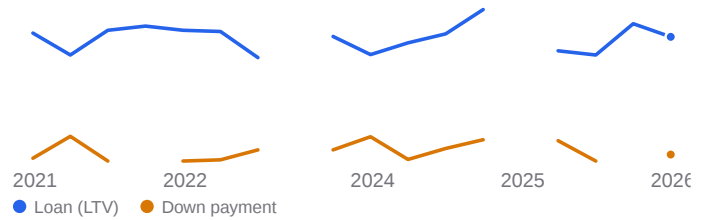


Median annualized return at resale

+2.0%

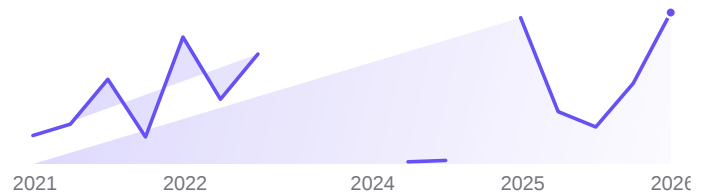


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.6%



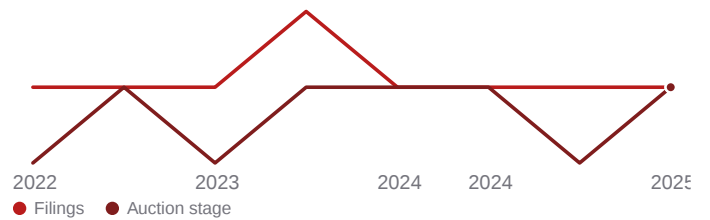
Typical hold before selling

18.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	228
Median value (AVM)	\$232K
Median size	1,196 ft²
Median year built	1974
Single family	90%
Condos	7.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	4.7%
Owner occupied	73%
Company owned	10%
Median loan-to-value	55%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	15
Density	130 / mi²
Median household income	\$71K
Average household income	\$83K
Crime index (US avg 100)	194
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	9.0%
Unemployment	0.9%
Average temp	57°F
Annual precip	45 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.