

Wittman 21676

ZIP code · MD · Maryland · Talbot County

SELLER'S MARKET

\$963K

MEDIAN SALE PRICE

+25.8%

1-YR CHANGE

9

SALES (12 MO)

\$547K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

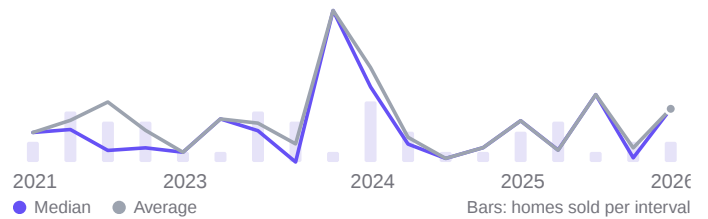
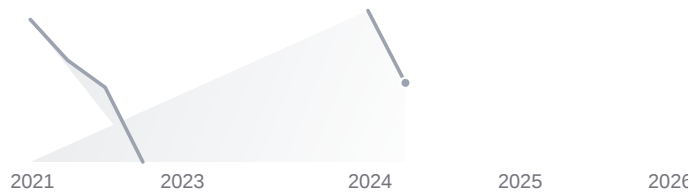
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$963K · Average \$963K

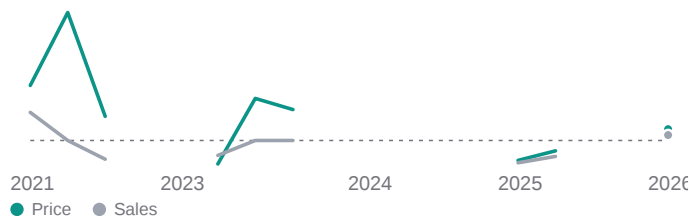


Growth (year over year)

Price +25.8% · Sales +12.5%

Price per square foot

\$286/ft²

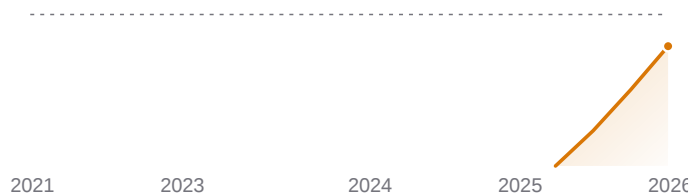


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

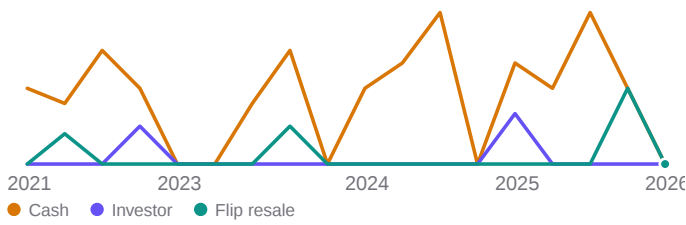
3.5%



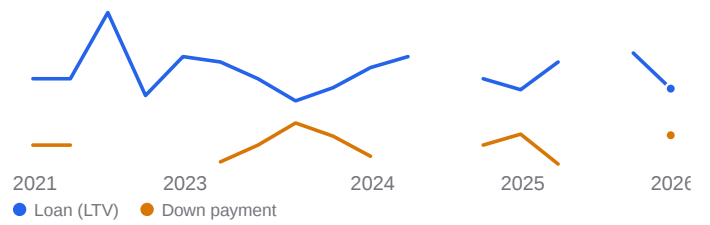
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



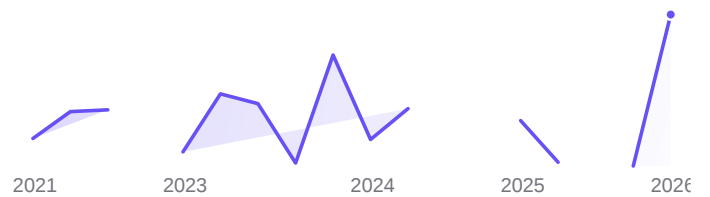
Sellers who sold at a gain

100%



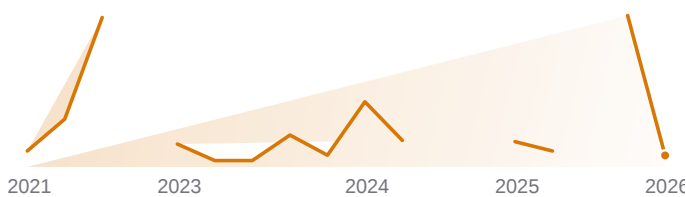
Typical hold before selling

23.7 yrs



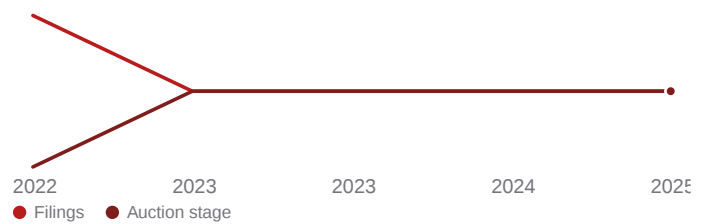
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	259
Median value (AVM)	\$547K
Median size	1,504 ft²
Median year built	1961
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.9%
Owner occupied	62%
Company owned	14%
Median loan-to-value	31%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	377
Density	36 / mi ²
Median household income	\$107K
Average household income	\$136K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	34
Homes occupied	70%
Bachelor's or higher	38%
Poverty rate	14.3%
Unemployment	0.8%
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.