

Woolford 21677

ZIP code · MD · Maryland > Dorchester County

STRONG SELLER'S MARKET

\$945K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 85 / 100

Buyer's market

Balanced

Seller's market

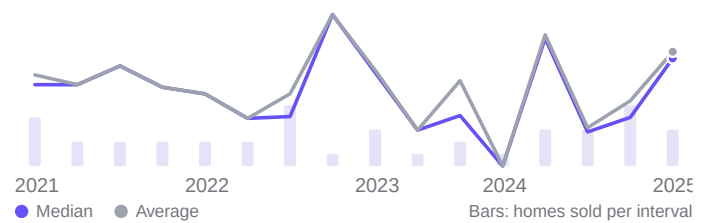
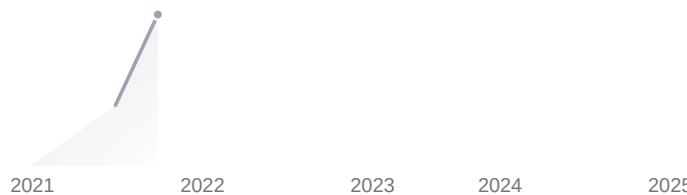
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

85 / 100

Sale prices

Median \$830K · Average \$880K

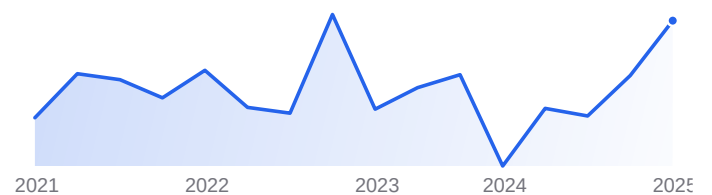
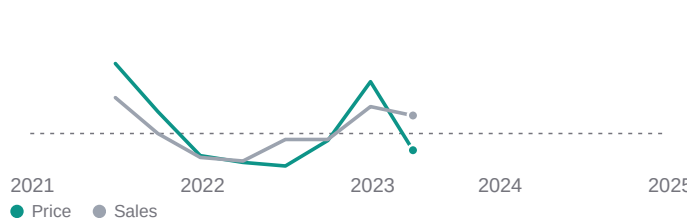


Growth (year over year)

Price -23.3% · Sales +25.0%

Price per square foot

\$521/ft²

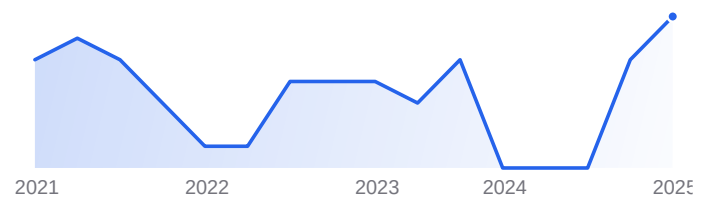


Sale premium vs estimated value

-27.1%

Annual turnover (share of homes sold)

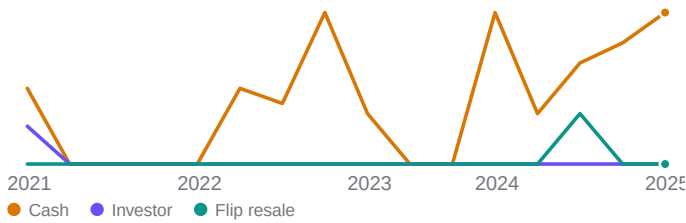
5.4%



BUYERS & OUTCOMES

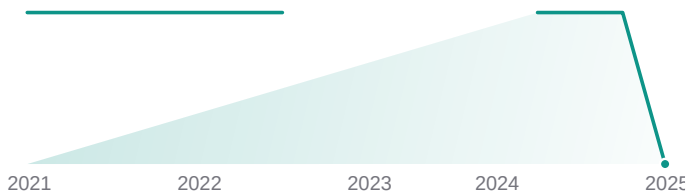
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



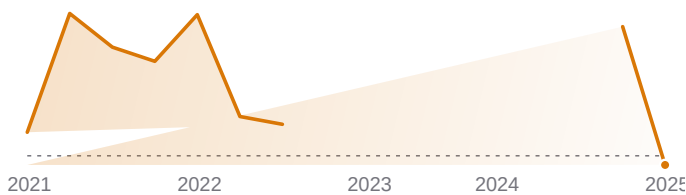
Sellers who sold at a gain

33%



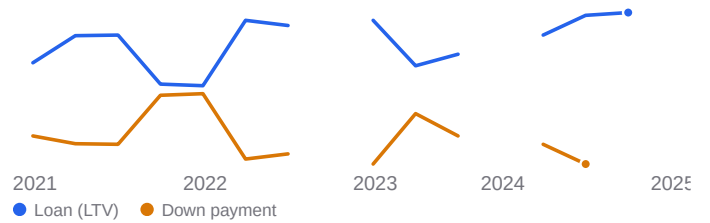
Median annualized return at resale

-0.8%



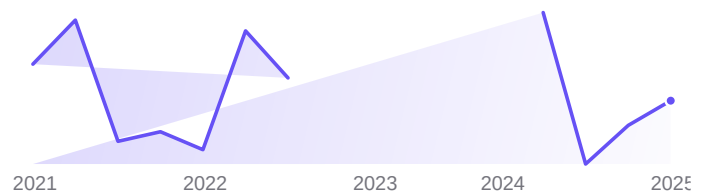
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



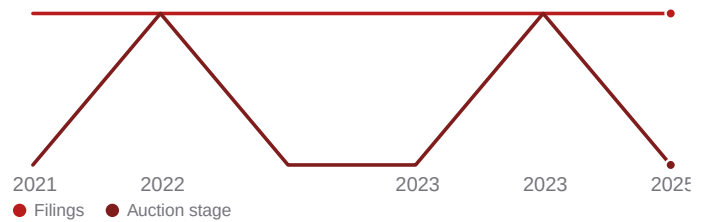
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	261
Median value (AVM)	\$462K
Median size	1,848 ft²
Median year built	1974
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.9%
Owner occupied	70%
Company owned	14%
Median loan-to-value	43%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	317
Density	21 / mi²
Median household income	\$86K
Average household income	\$101K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	29
Homes occupied	74%
Bachelor's or higher	11%
Poverty rate	13.7%
Unemployment	1.2%
Average temp	57°F
Annual precip	45 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.