

Salisbury 21801

ZIP code · MD · Maryland > Wicomico County > Salisbury

BUYER'S MARKET

\$314K

MEDIAN SALE PRICE

+3.4%

1-YR CHANGE

336

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



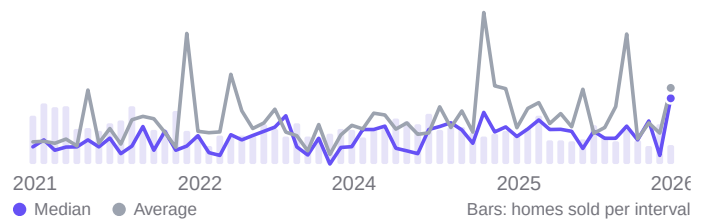
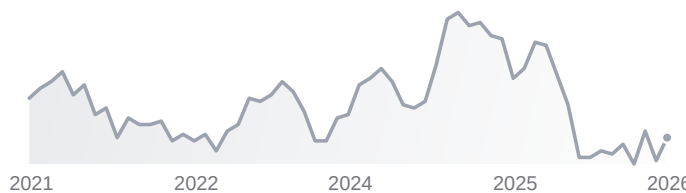
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$391K · Average \$421K

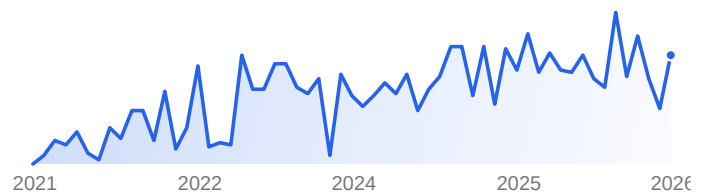
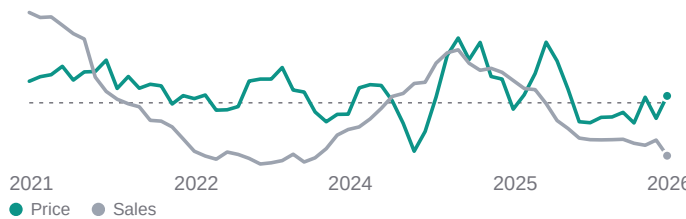


Growth (year over year)

Price +3.4% · Sales -26.5%

Price per square foot

\$181/ft²

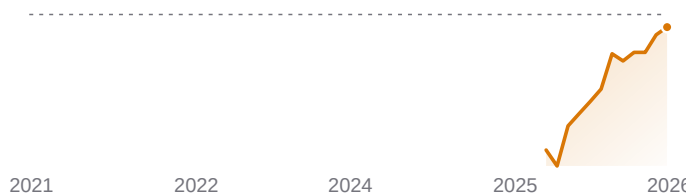


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

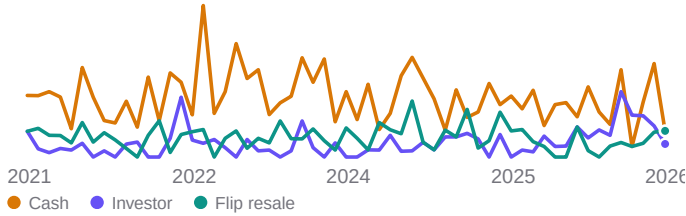
3.5%



BUYERS & OUTCOMES

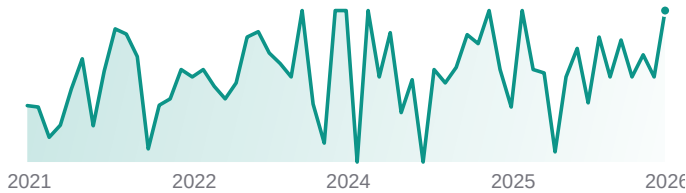
Buyer mix

Cash 10% · Investor 5.0% · Flip resale 10%



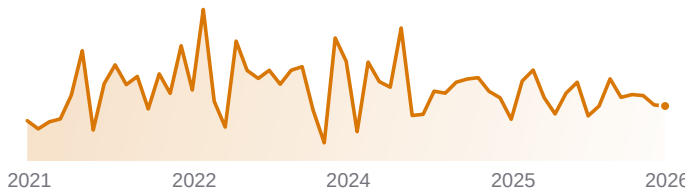
Sellers who sold at a gain

100%

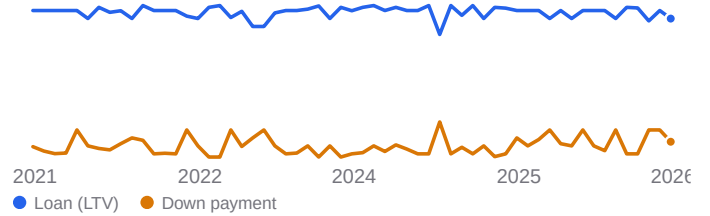


Median annualized return at resale

+4.4%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



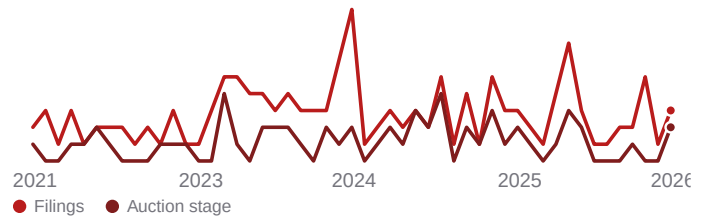
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	9,544
Median value (AVM)	\$281K
Median size	1,680 ft²
Median year built	1978
Single family	92%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.4%
Owner occupied	74%
Company owned	16%
Median loan-to-value	55%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	32,269
Density	715 / mi²
Median household income	\$72K
Average household income	\$98K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	23
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	13.2%
Unemployment	1.0%
Average temp	57°F
Annual precip	45 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.