

Salisbury 21804

ZIP code · MD · Maryland > Wicomico County > Salisbury

BALANCED MARKET

\$230K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

516

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



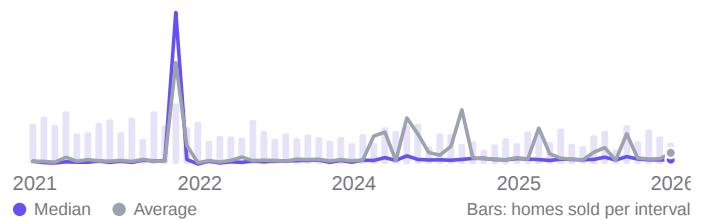
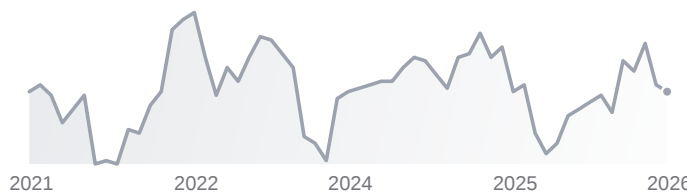
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$235K · Average \$381K

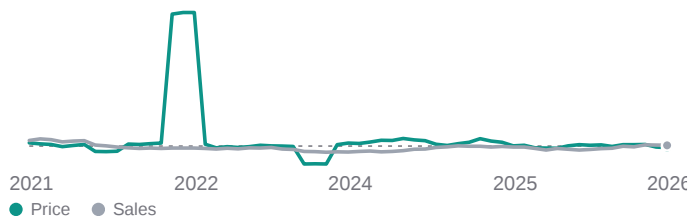


Growth (year over year)

Price -7.1% · Sales +3.2%

Price per square foot

\$148/ft²

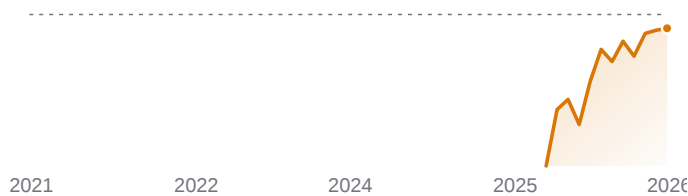


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

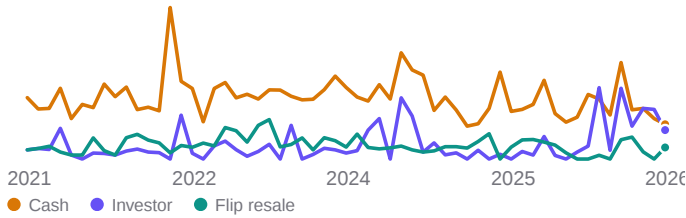
4.1%



BUYERS & OUTCOMES

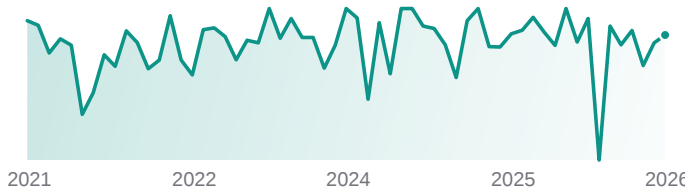
Buyer mix

Cash 17% · Investor 14% · Flip resale 5.7%



Sellers who sold at a gain

92%

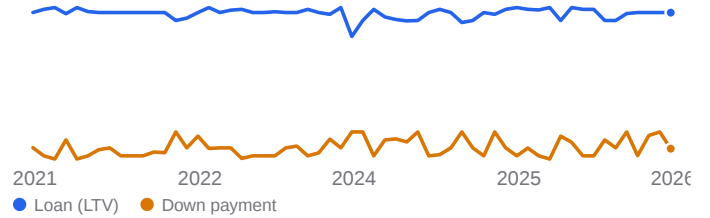


Median annualized return at resale

+3.8%

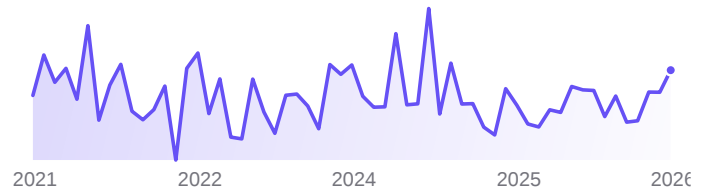


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.5%



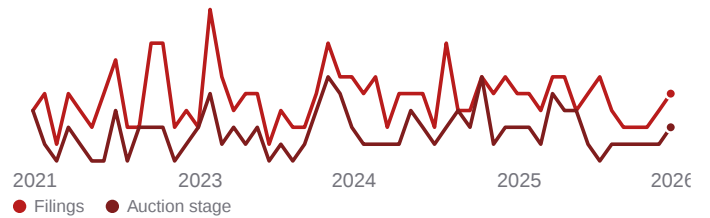
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	12,597
Median value (AVM)	\$243K
Median size	1,404 ft²
Median year built	1976
Single family	80%
Condos	6.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.5%
Owner occupied	72%
Company owned	16%
Median loan-to-value	53%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	40,228
Density	552 / mi²
Median household income	\$72K
Average household income	\$91K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	31
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	13.9%
Unemployment	1.1%
Average temp	56°F
Annual precip	46 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.