

Berlin 21811

ZIP code · MD · Maryland > Worcester County > Berlin

BALANCED MARKET

\$442K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

610

SALES (12 MO)

\$459K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



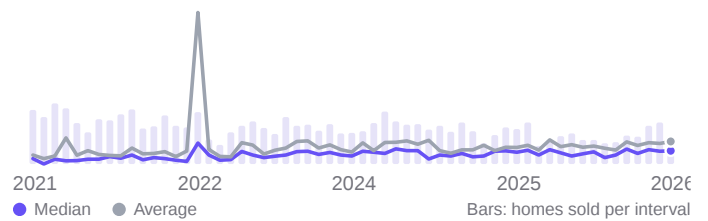
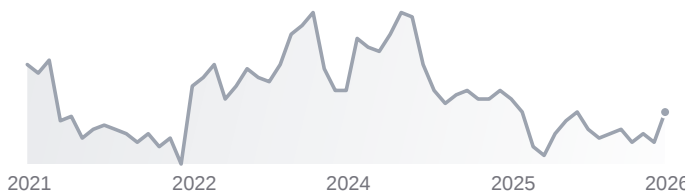
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$440K · Average \$528K

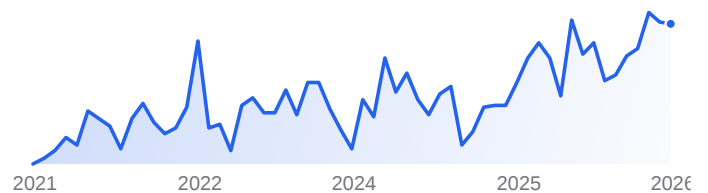
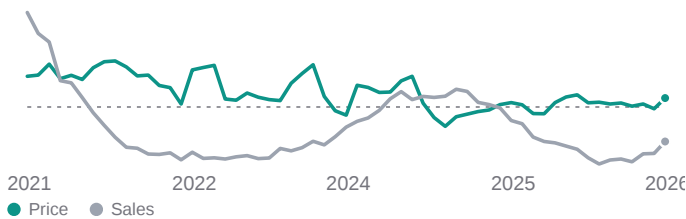


Growth (year over year)

Price +4.3% · Sales -16.7%

Price per square foot

\$270/ft²

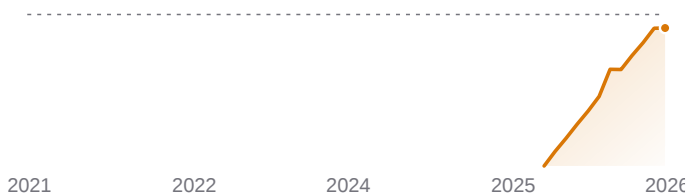


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

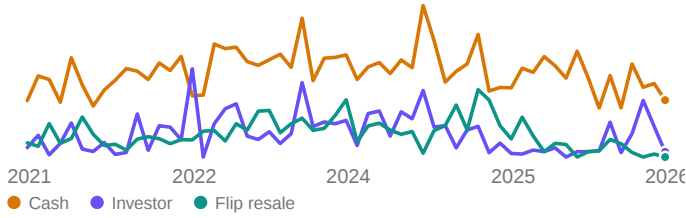
4.0%



BUYERS & OUTCOMES

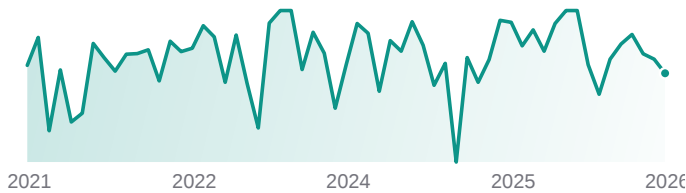
Buyer mix

Cash 24% · Investor 2.2% · Flip resale 0%



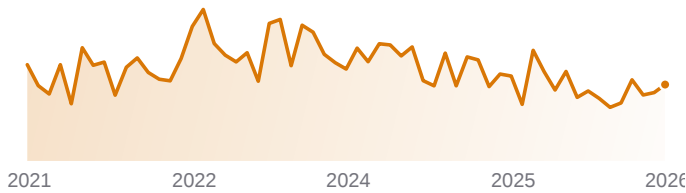
Sellers who sold at a gain

88%

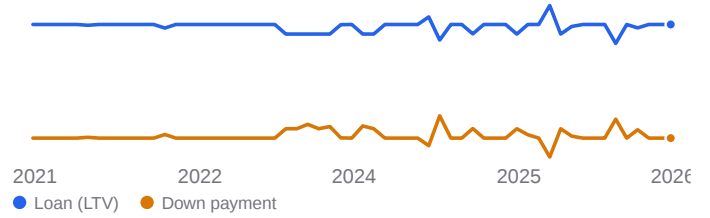


Median annualized return at resale

+5.5%

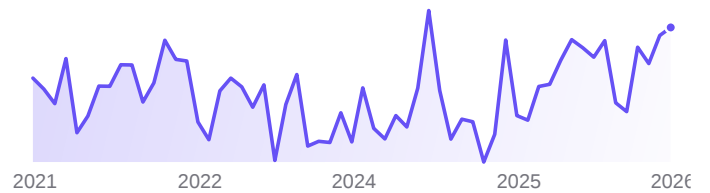


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



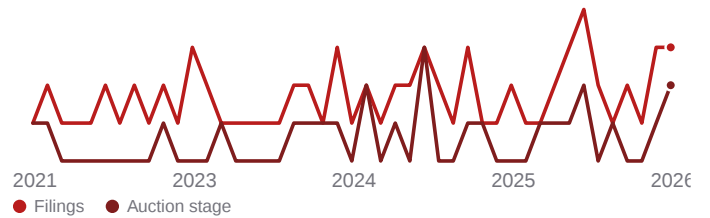
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	15,257
Median value (AVM)	\$459K
Median size	1,684 ft²
Median year built	1994
Single family	79%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.2%
Owner occupied	60%
Company owned	11%
Median loan-to-value	44%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	24,607
Density	200 / mi²
Median household income	\$86K
Average household income	\$111K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	25
Homes occupied	70%
Bachelor's or higher	25%
Poverty rate	5.8%
Unemployment	1.0%
Average temp	56°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.