

Fruitland 21826

ZIP code · MD · Maryland > Wicomico County > Fruitland

BUYER'S MARKET

\$240K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

59

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



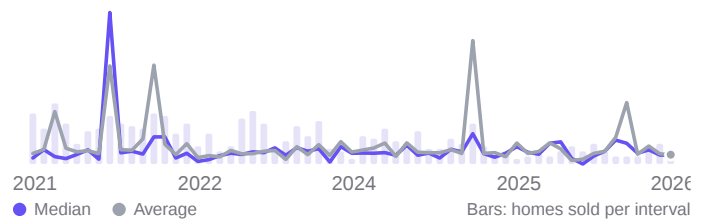
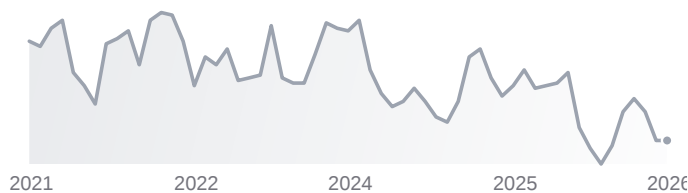
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

21 / 100

Sale prices

Median \$227K · Average \$230K

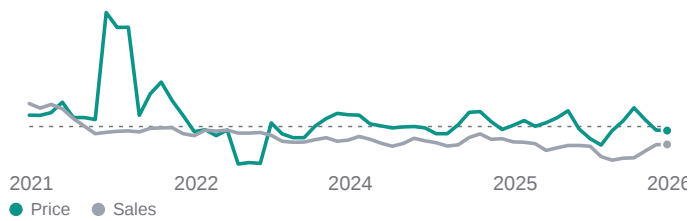


Growth (year over year)

Price -6.7% · Sales -28.9%

Price per square foot

\$349/ft²

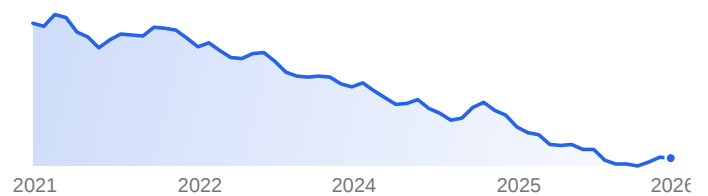


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

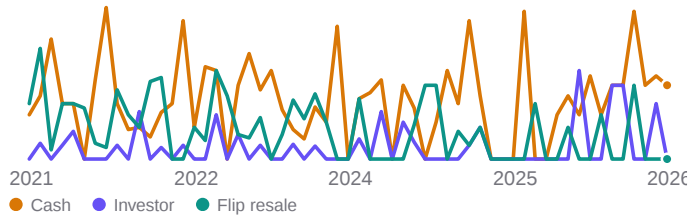
2.8%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



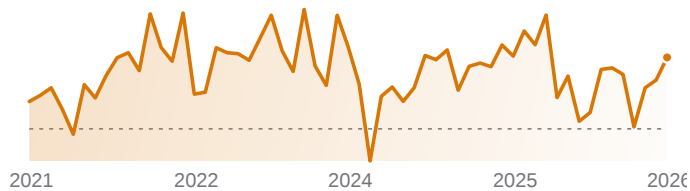
Sellers who sold at a gain

100%

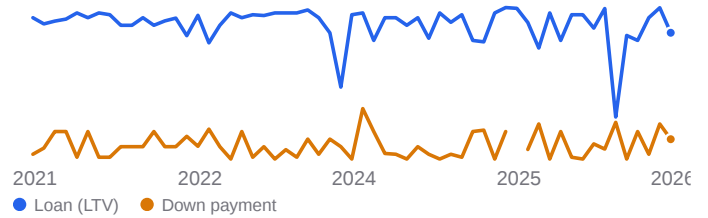


Median annualized return at resale

+7.6%

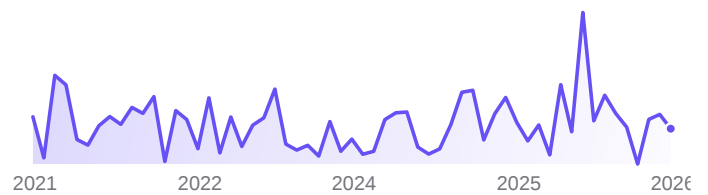


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



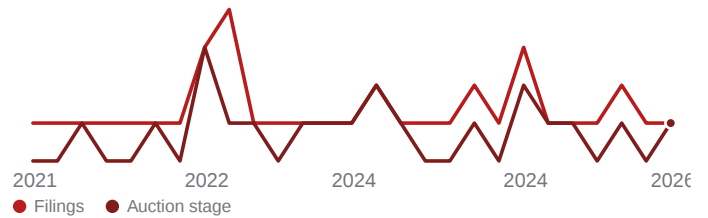
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,079
Median value (AVM)	\$217K
Median size	1,404 ft²
Median year built	1988
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	3.9%
Owner occupied	68%
Company owned	19%
Median loan-to-value	64%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	4,446
Density	1,117 / mi²
Median household income	\$74K
Average household income	\$102K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	26
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	9.4%
Unemployment	0.9%
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.