

Stockton 21864

ZIP code · MD · Maryland > Worcester County > Stockton

BALANCED MARKET

\$885K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



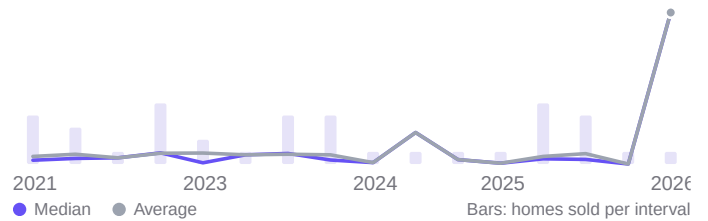
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$1.8M · Average \$1.8M

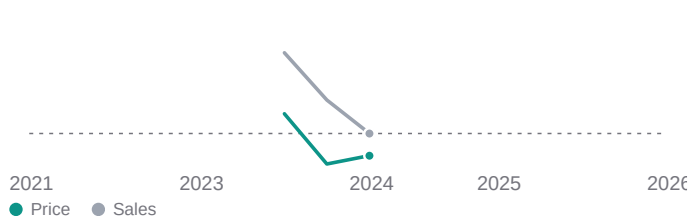


Growth (year over year)

Price -55.0% · Sales +0.0%

Price per square foot

\$9/ft²

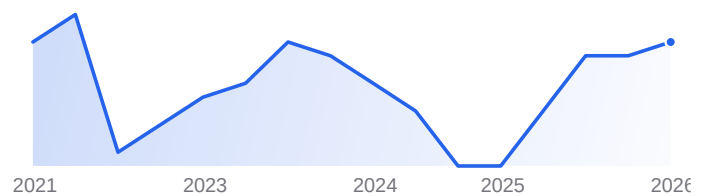


Sale premium vs estimated value

+191.9%

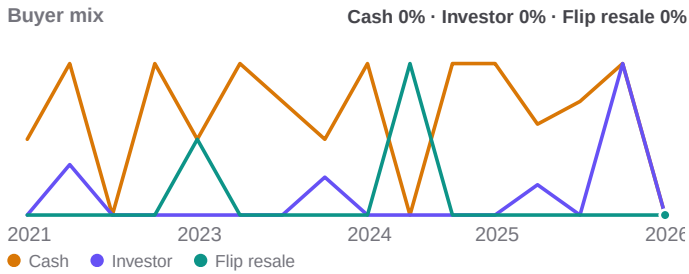
Annual turnover (share of homes sold)

3.8%



BUYERS & OUTCOMES

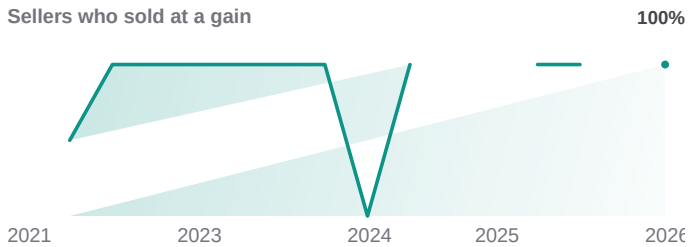
Buyer mix



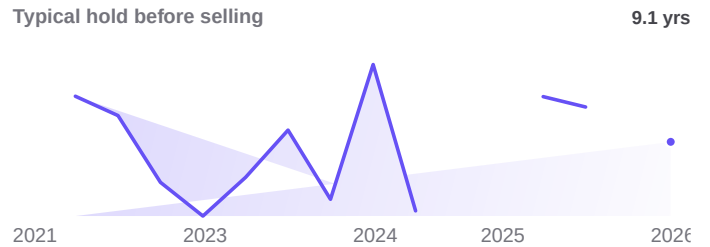
Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



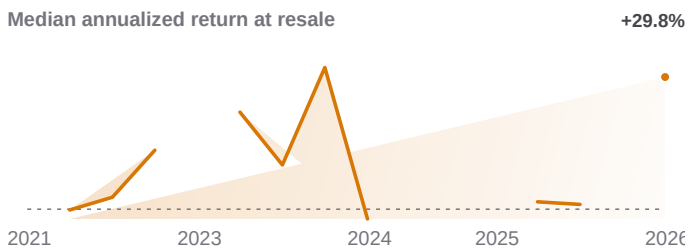
Sellers who sold at a gain



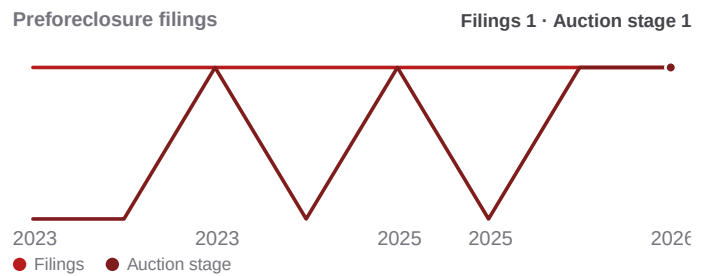
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	315
Median value (AVM)	\$175K
Median size	1,592 ft²
Median year built	1950
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.0%
Owner occupied	70%
Company owned	10%
Median loan-to-value	40%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	691
Density	27 / mi²
Median household income	\$86K
Average household income	\$100K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	27
Homes occupied	90%
Bachelor's or higher	5%
Poverty rate	5.5%
Unemployment	1.2%
Average temp	57°F
Annual precip	44 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.