

Vienna 21869

ZIP code · MD · Maryland > Dorchester County > Vienna

BALANCED MARKET

\$133K

MEDIAN SALE PRICE

-35.6%

1-YR CHANGE

31

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

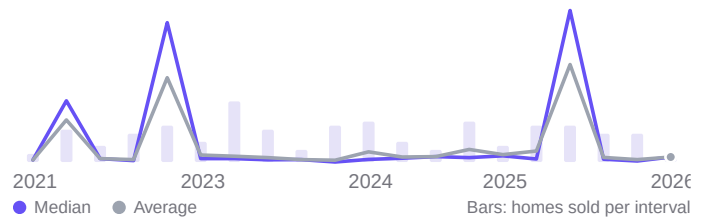
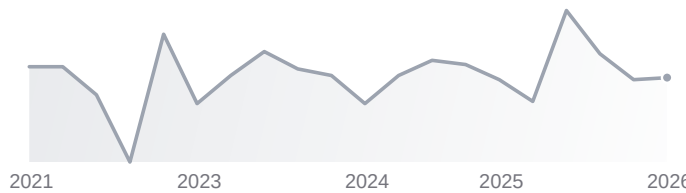
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$228K · Average \$228K

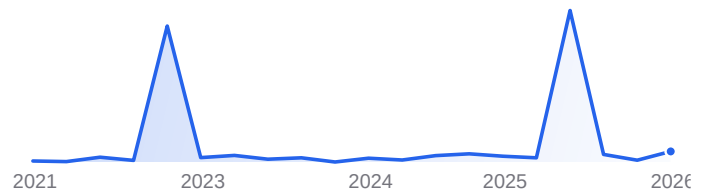
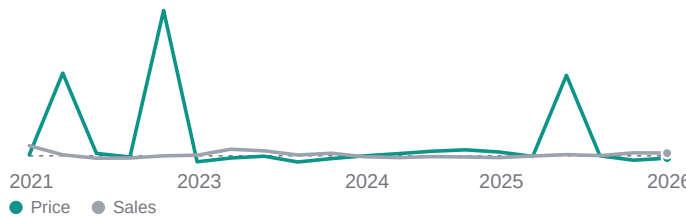


Growth (year over year)

Price -35.6% · Sales +40.9%

Price per square foot

\$238/ft²

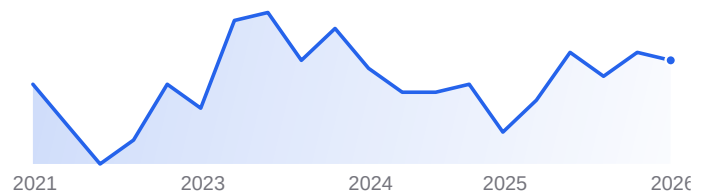


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

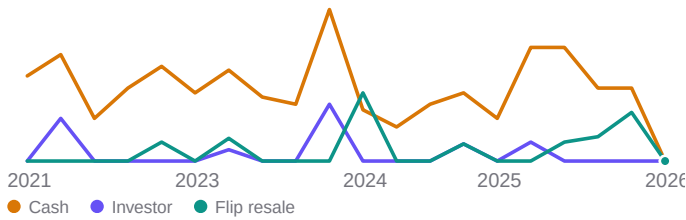
5.6%



BUYERS & OUTCOMES

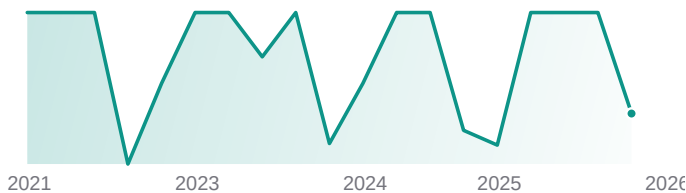
Buyer mix

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



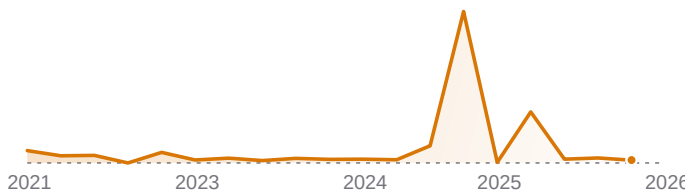
Sellers who sold at a gain

71%

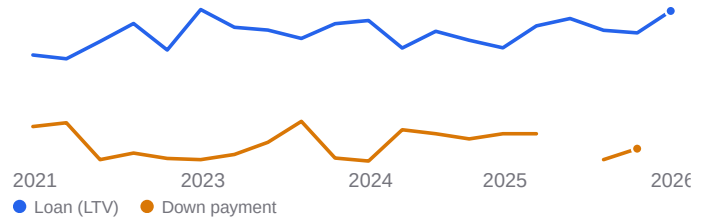


Median annualized return at resale

+3.5%

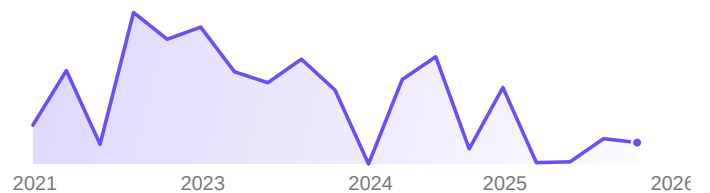


Financing (share of purchase price) Loan (LTV) 106% · Down payment 9.5%



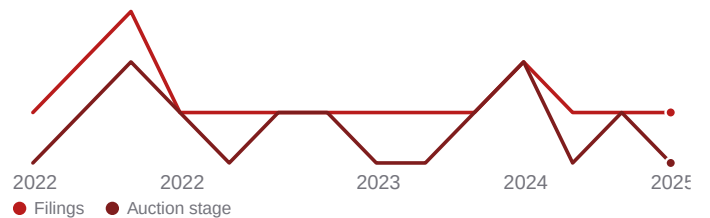
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	549
Median value (AVM)	\$230K
Median size	1,392 ft²
Median year built	1955
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.9%
Owner occupied	63%
Company owned	8.0%
Median loan-to-value	38%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	1,330
Density	13 / mi²
Median household income	\$66K
Average household income	\$82K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	33
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	11.3%
Unemployment	1.0%
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.