

Willards 21874

ZIP code · MD · Maryland > Wicomico County > Willards

BUYER'S MARKET

\$263K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

28

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



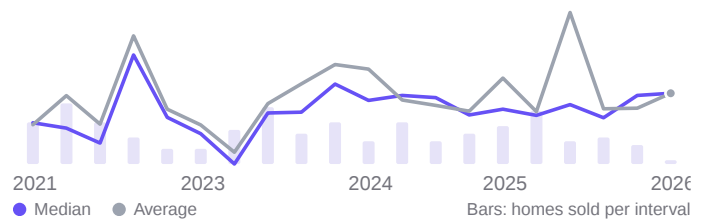
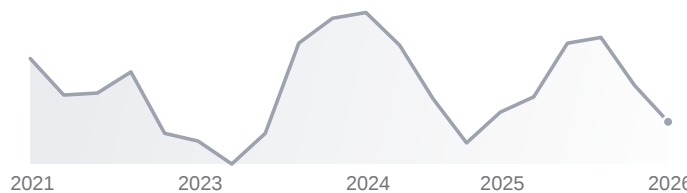
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$282K · Average \$282K

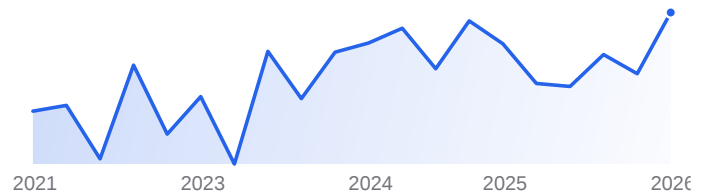
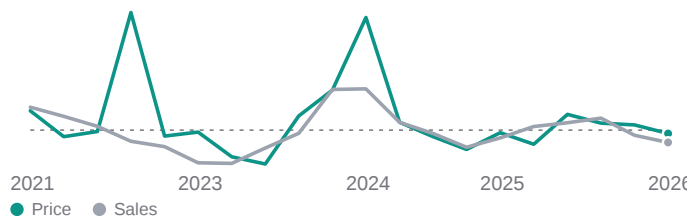


Growth (year over year)

Price -5.7% · Sales -20.0%

Price per square foot

\$226/ft²

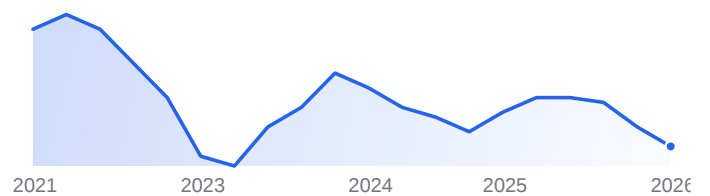


Sale premium vs estimated value

-2.8%

Annual turnover (share of homes sold)

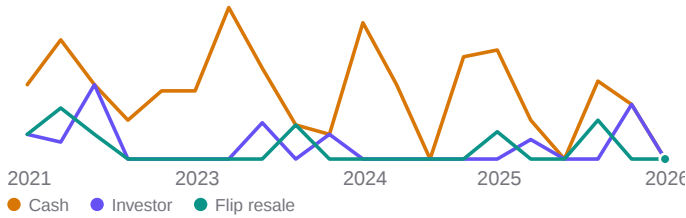
3.0%



BUYERS & OUTCOMES

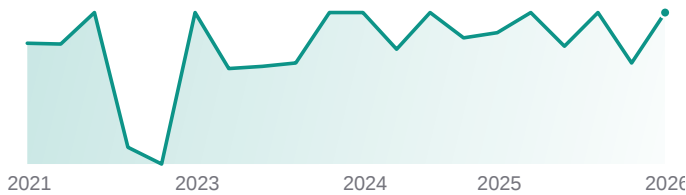
Buyer mix

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



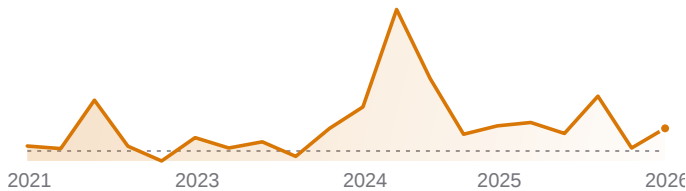
Sellers who sold at a gain

100%

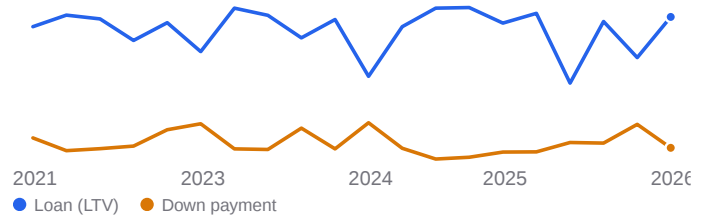


Median annualized return at resale

+6.7%

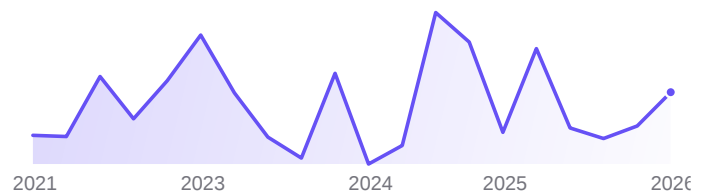


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.9%



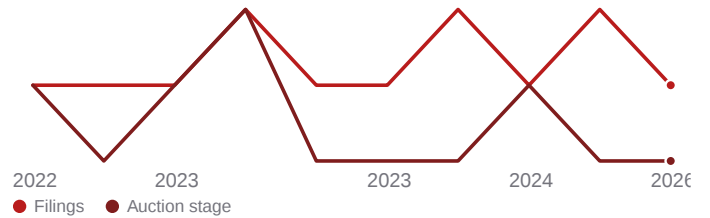
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	949
Median value (AVM)	\$282K
Median size	1,393 ft²
Median year built	1988
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.6%
Owner occupied	78%
Company owned	6.8%
Median loan-to-value	49%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	2,742
Density	93 / mi²
Median household income	\$78K
Average household income	\$87K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	29
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	9.2%
Unemployment	0.9%
Average temp	56°F
Annual precip	46 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.