

Bozman 21612

ZIP code · MD · Maryland · Talbot County

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+486.8%

1-YR CHANGE

12

SALES (12 MO)

\$962K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

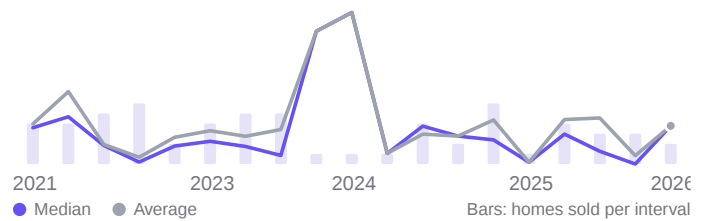
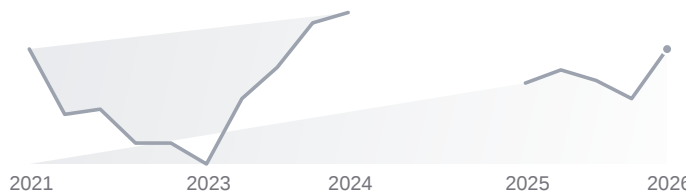
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$1.1M · Average \$1.1M



Growth (year over year)

Price +486.8% · Sales -7.7%

Price per square foot

\$518/ft²

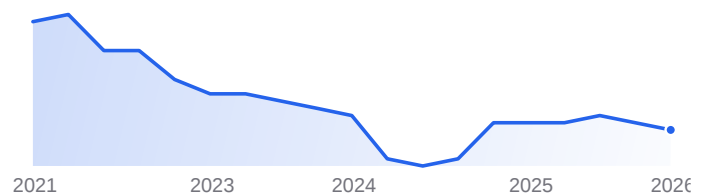
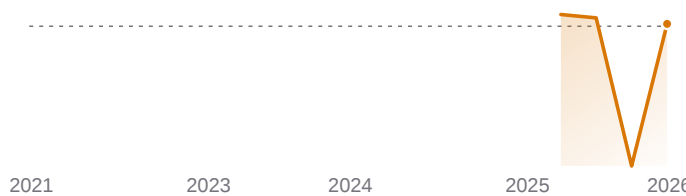


Sale premium vs estimated value

+0.6%

Annual turnover (share of homes sold)

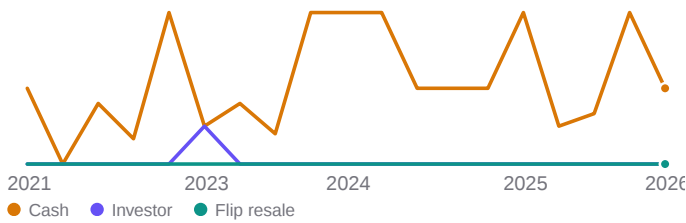
3.5%



BUYERS & OUTCOMES

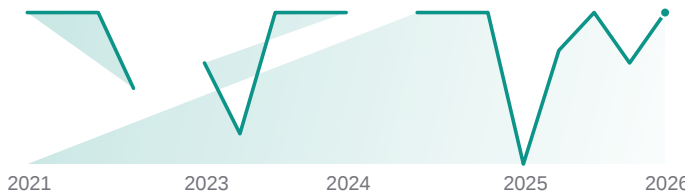
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



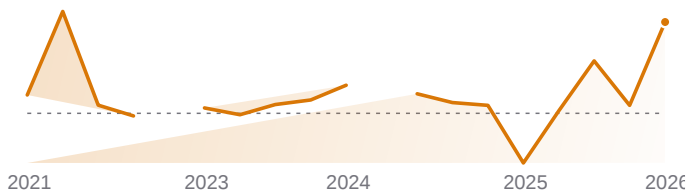
Sellers who sold at a gain

100%

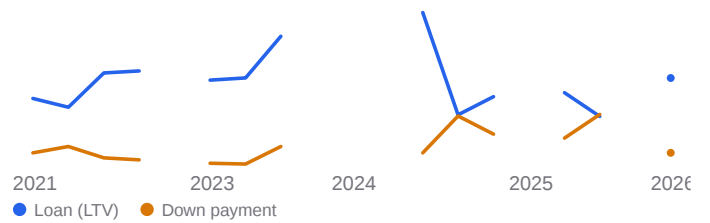


Median annualized return at resale

+46.1%

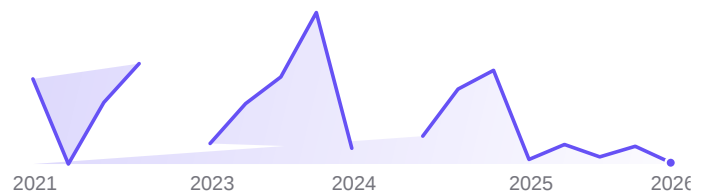


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



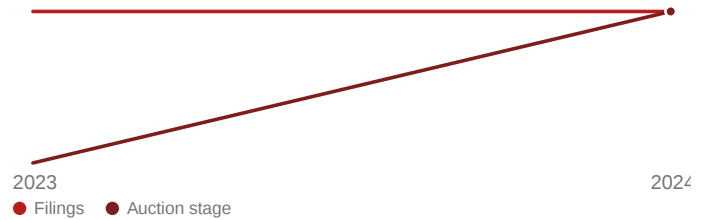
Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	344
Median value (AVM)	\$962K
Median size	2,116 ft²
Median year built	1976
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	54%
Company owned	22%
Median loan-to-value	35%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	552
Density	46 / mi²
Median household income	\$111K
Average household income	\$170K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	35
Homes occupied	56%
Bachelor's or higher	40%
Poverty rate	5.5%
Unemployment	1.0%
Average temp	57°F
Annual precip	45 in
Sunshine	57%

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