

# Cordova 21625

ZIP code · MD · Maryland · Talbot County · Cordova

BUYER'S MARKET

**\$676K**

MEDIAN SALE PRICE

**+38.5%**

1-YR CHANGE

**22**

SALES (12 MO)

**\$404K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



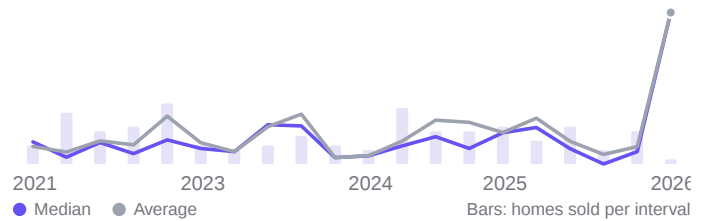
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$1.7M · Average \$1.7M

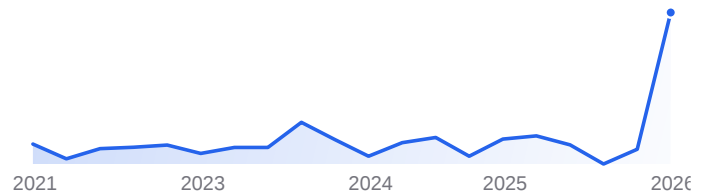
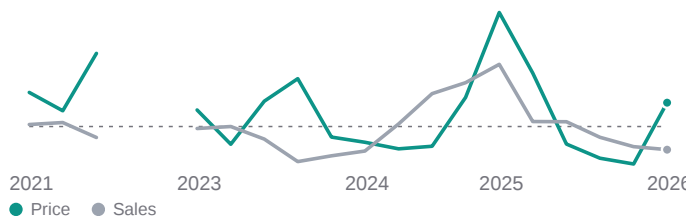


Growth (year over year)

Price +38.5% · Sales -37.1%

Price per square foot

\$830/ft²

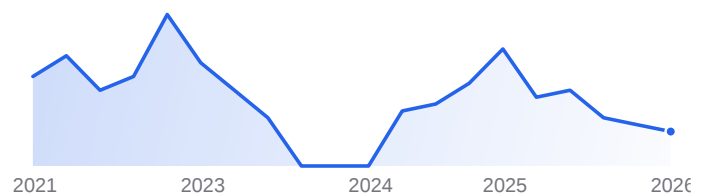


Sale premium vs estimated value

+6.1%

Annual turnover (share of homes sold)

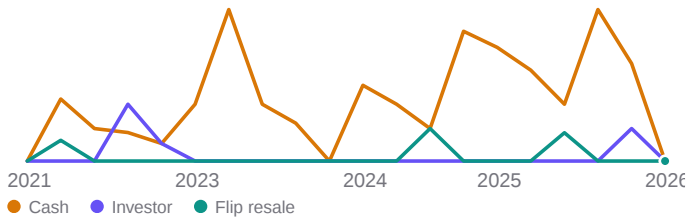
2.4%



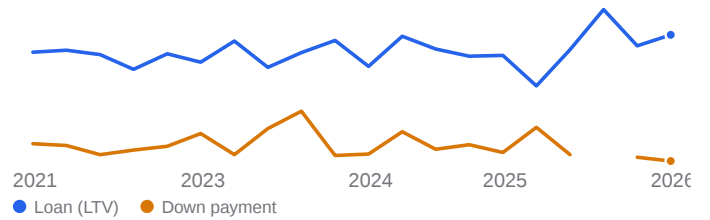
## BUYERS & OUTCOMES

### Buyer mix

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

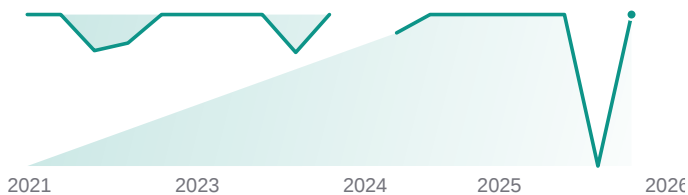


Financing (share of purchase price) Loan (LTV) 100% · Down payment 0.0%



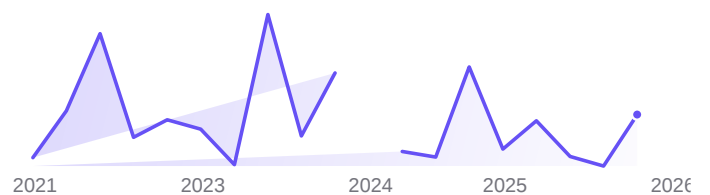
### Sellers who sold at a gain

100%



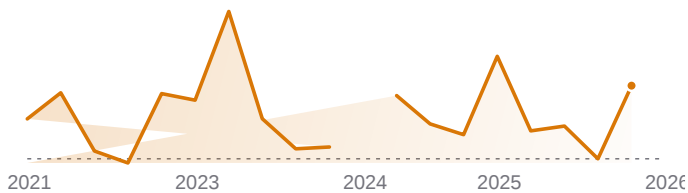
### Typical hold before selling

7.7 yrs



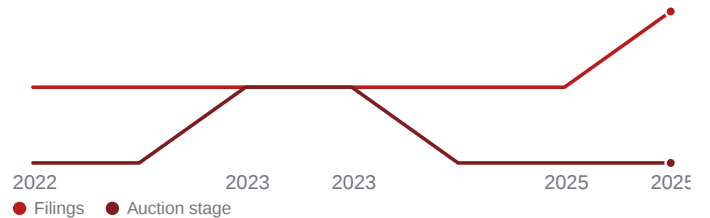
### Median annualized return at resale

+10.2%



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 933       |
| Median value (AVM) | \$404K    |
| Median size        | 1,792 ft² |
| Median year built  | 1985      |
| Single family      | 79%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 47%      |
| Underwater (LTV 125% or more) | 3.7%     |
| Owner occupied                | 85%      |
| Company owned                 | 7.5%     |
| Median loan-to-value          | 52%      |
| Typical ownership tenure      | 16.9 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,097    |
| Density                          | 50 / mi² |
| Median household income          | \$104K   |
| Average household income         | \$116K   |
| Crime index (US avg 100)         | 95       |
| Air pollution index (US avg 100) | 84       |
| Earthquake index (US avg 100)    | 33       |
| Homes occupied                   | 92%      |
| Bachelor's or higher             | 22%      |
| Poverty rate                     | 9.7%     |
| Unemployment                     | 1.0%     |
| Average temp                     | 56°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.