

Cooksville 21723

ZIP code · MD · Maryland > Howard County

STRONG SELLER'S MARKET

\$805K

MEDIAN SALE PRICE

+20.0%

1-YR CHANGE

22

SALES (12 MO)

\$904K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 90 / 100

Buyer's market

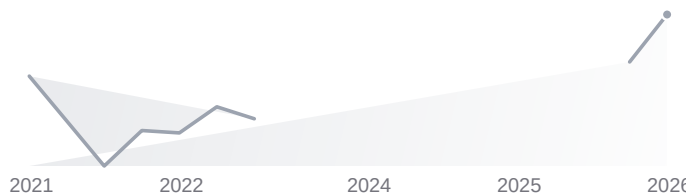
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

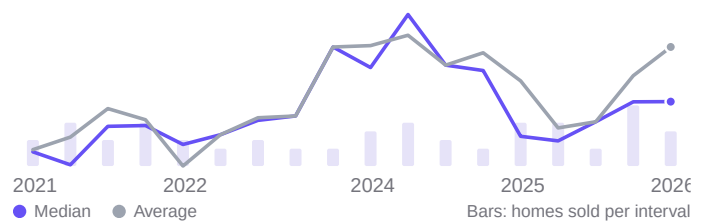
Market temperature (0-100)

90 / 100



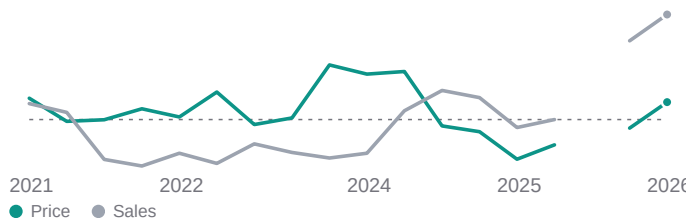
Sale prices

Median \$765K · Average \$975K



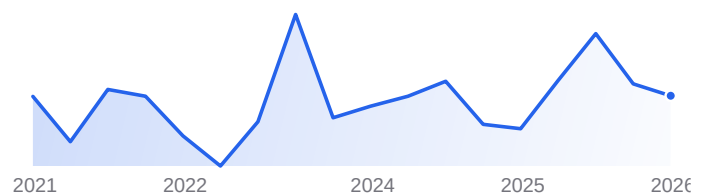
Growth (year over year)

Price +20.0% · Sales +120.0%



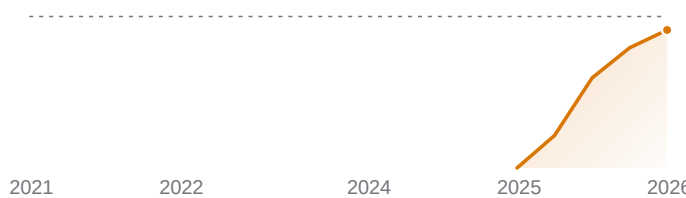
Price per square foot

\$288/ft²



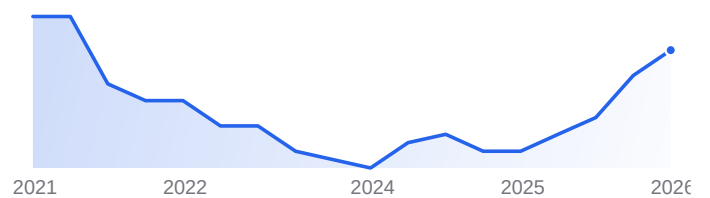
Sale premium vs estimated value

-0.2%



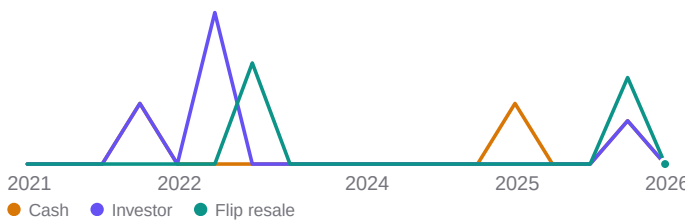
Annual turnover (share of homes sold)

6.3%



BUYERS & OUTCOMES

Buyer mix



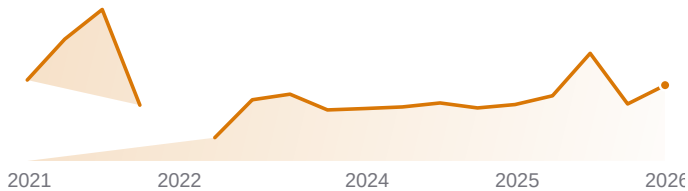
Sellers who sold at a gain

100%

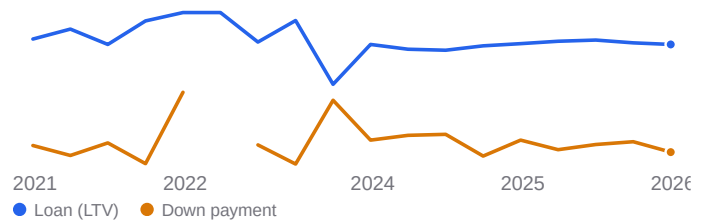


Median annualized return at resale

+5.0%

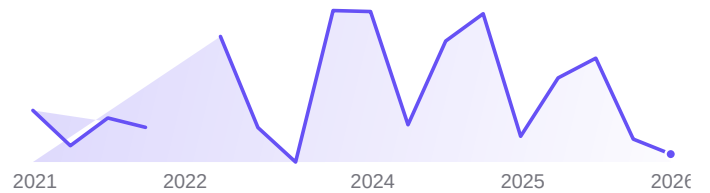


Financing (share of purchase price) Loan (LTV) 80% · Down payment 12%



Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	351
Median value (AVM)	\$904K
Median size	2,924 ft²
Median year built	1999
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	1.6%
Owner occupied	88%
Company owned	11%
Median loan-to-value	59%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	826
Density	266 / mi²
Median household income	\$199K
Average household income	\$231K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	6.8%
Unemployment	1.0%
Average temp	54°F
Annual precip	45 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.