

Westover 21871

ZIP code · MD · Maryland > Somerset County

BALANCED MARKET

\$425K

MEDIAN SALE PRICE

+75.9%

1-YR CHANGE

35

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



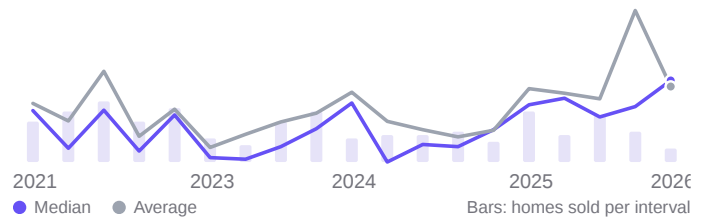
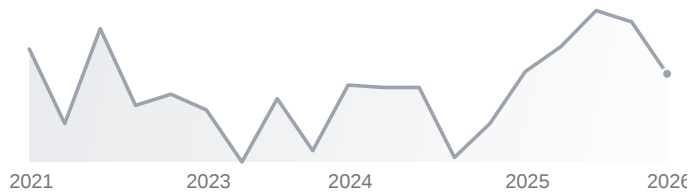
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$320K · Average \$300K

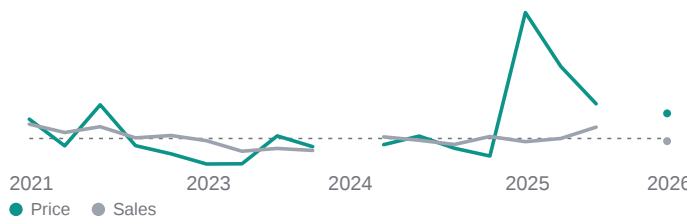


Growth (year over year)

Price +75.9% · Sales -7.9%

Price per square foot

\$301/ft²

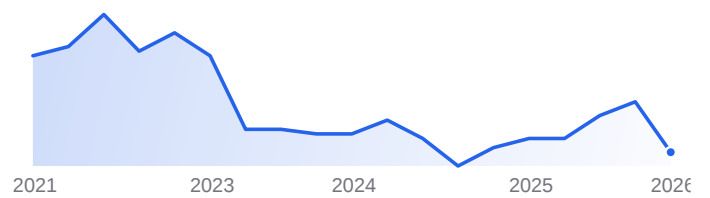


Sale premium vs estimated value

+4.9%

Annual turnover (share of homes sold)

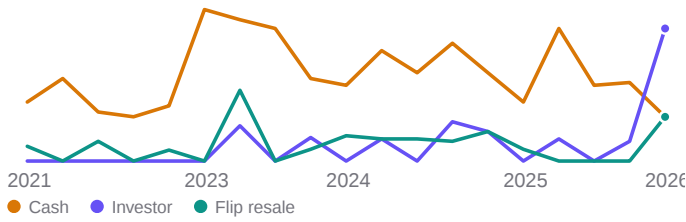
3.2%



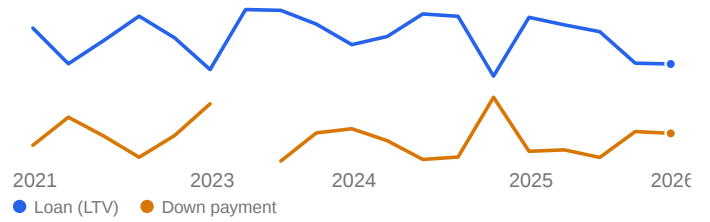
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 75% · Flip resale 25%

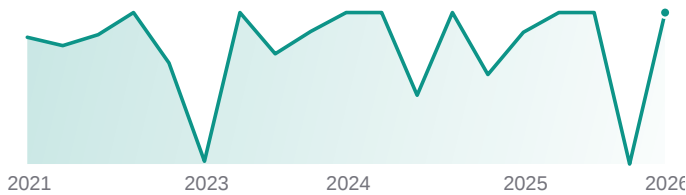


Financing (share of purchase price) Loan (LTV) 65% · Down payment 20%



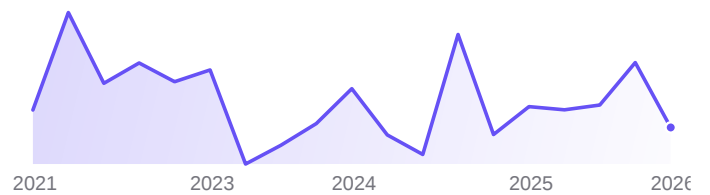
Sellers who sold at a gain

100%



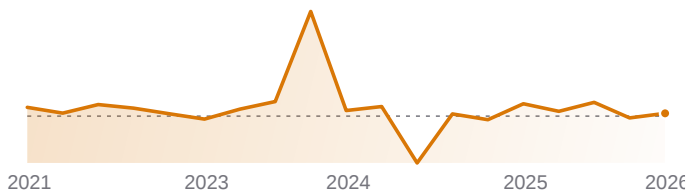
Typical hold before selling

3.5 yrs



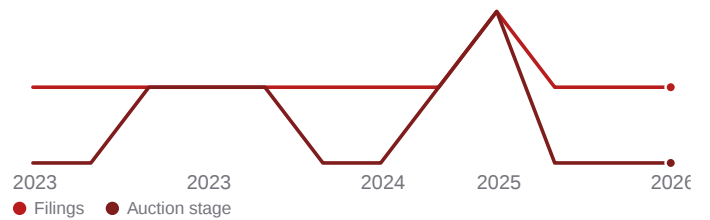
Median annualized return at resale

+2.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,085
Median value (AVM)	\$211K
Median size	1,466 ft²
Median year built	1978
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	4.2%
Owner occupied	69%
Company owned	7.6%
Median loan-to-value	46%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	4,867
Density	64 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	26
Homes occupied	83%
Bachelor's or higher	6%
Poverty rate	2.5%
Unemployment	0.5%
Average temp	57°F
Annual precip	44 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.