

Rising sea levels threaten \$19 billion in real estate across Maryland, study says



This file photos shows flooding at the historic African-American cemetery in Broadneck, in Anne Arundel County. A recent study by Zillow says rising sea levels threaten to damage 61,548 homes in the state by 2100. (courtesy / Capital Gazette)



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Rising sea levels threaten to sink 61,548 homes across Maryland — valued at \$19 billion — by the year 2100, according to a [recent study by Zillow](#).

In light of the property damage caused by recent hurricanes, Zillow looked at threats posed by a slower-moving but potentially more destructive phenomena: rising sea levels.

Zillow, a real-estate database company, looked at which types of homes would become submerged — which it defined as “at least their ground floors” — by 2100 should the sea level rise six feet, which is toward the high end of a range beginning at one foot (the “low” scenario) to eight feet (the “extreme” scenario) developed by scientists at 13 federal agencies in a recent [government report](#).

Not all affected homes would be pricey waterfront real estate, the study found. More than half of the submerged Maryland homes (59 percent) would be come from the middle and bottom two tiers of home values. The median value of the homes that would flood was \$246,266.

Salisbury would be the state’s hardest-hit community — and among the top 10 worst-hit in the nation — losing nearly a quarter of its homes (44,712) to rising tides. Two-thirds of those homes come from the middle and bottom tiers of home values, the study found.

The Baltimore metro area stands to lose 12,122 homes, or a total of \$5 billion in real estate value. About three-quarters of those homes (81 percent) would come from the middle and top two tiers of home values. The Baltimore area communities that would have the most submerged homes include:

- 1,389 homes in Middle River
- 1,031 homes in Dundalk
- 938 homes in Baltimore
- 844 homes in Grasonville
- 783 homes in Edgemere
- 778 homes in Annapolis

Across the nation, Zillow estimated that 1.9 million homes, or \$916 billion worth of real estate, would be lost. About 40 percent of the the homes come from the most valuable real estate tier.

The Zillow analysis did not account for protective measures, like lock systems, which could mitigate the sea-level rise.

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