

January thru April 2023 YTD
Talbot County, MD202.262.1261
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lenorerubino.com**Sold Summary**

	2023	2022	% Change
Sold Dollar Volume	\$126,165,591	\$142,816,076	-11.66%
Avg Sold Price	\$780,672	\$672,500	16.09%
Median Sold Price	\$407,500	\$399,900	1.90%
Units Sold	151	201	-24.88%
Avg Days on Market	44	54	-18.52%
Avg List Price for Solds	\$841,103	\$710,527	18.38%
Avg SP to OLP Ratio	95.0%	95.4%	-0.48%
Ratio of Avg SP to Avg OLP	91.1%	92.6%	-1.61%
Attached Avg Sold Price	\$370,039	\$311,175	18.92%
Detached Avg Sold Price	\$866,773	\$740,917	16.99%
Attached Units Sold	26	32	-18.75%
Detached Units Sold	125	169	-26.04%

Financing (Sold)

Assumption	0
Cash	58
Conventional	79
FHA	5
Other	2
Owner	0
VA	6

Days on Market (Sold)

0	5
1 to 10	62
11 to 20	12
21 to 30	9
31 to 60	23
61 to 90	12
91 to 120	6
121 to 180	11
181 to 360	10
361 to 720	1
721+	0

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	0	0
\$50K to \$99,999	3	0	1	0	1	0	0	0	0	0
\$100K to \$149,999	0	0	2	0	0	0	0	1	0	0
\$150K to \$199,999	3	1	0	0	0	0	0	1	0	0
\$200K to \$299,999	7	1	7	6	0	0	2	4	1	0
\$300K to \$399,999	2	1	18	7	5	2	0	8	2	1
\$400K to \$499,999	3	1	17	1	6	0	1	11	0	0
\$500K to \$599,999	2	0	5	0	5	0	0	8	0	0
\$600K to \$799,999	1	0	8	2	3	0	0	11	0	0
\$800K to \$999,999	0	0	3	1	2	0	0	9	0	0
\$1M to \$2,499,999	1	0	5	0	5	0	0	18	0	0
\$2.5M to \$4,999,999	1	0	2	0	5	0	0	12	0	0
\$5,000,000+	0	0	0	0	2	0	0	10	0	0
Total	23	4	68	17	34	2	3	94	3	1
Avg Sold Price	\$452,356	\$293,750	\$606,289	\$404,523	\$1,660,421	\$327,061	\$305,000			
Prev Year - Avg Sold Price	\$387,096	\$314,350	\$538,961	\$322,641	\$1,143,392	\$298,450	\$272,200			
Avg Sold % Change	16.86%	-6.55%	12.49%	25.38%	45.22%	9.59%	12.05%			
Prev Year - # of Solds	26	8	80	17	63	2	5			

Active Detail

April 2023


Talbot County, MD


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New Listings**49**

 **-14.0%**
 from Mar 2023:
 57

 **-48.4%**
 from Apr 2022:
 95

YTD	2023	2022	+/-
	212	236	-10.2%


5-year Apr average: **85****New Pendings****38**


 **-30.9%**
 from Mar 2023:
 55

 **-38.7%**
 from Apr 2022:
 62

YTD	2023	2022	+/-
	167	220	-24.1%


5-year Apr average: **55****Closed Sales****41**

 **0.0%**
 from Mar 2023:
 41

 **-19.6%**
 from Apr 2022:
 51

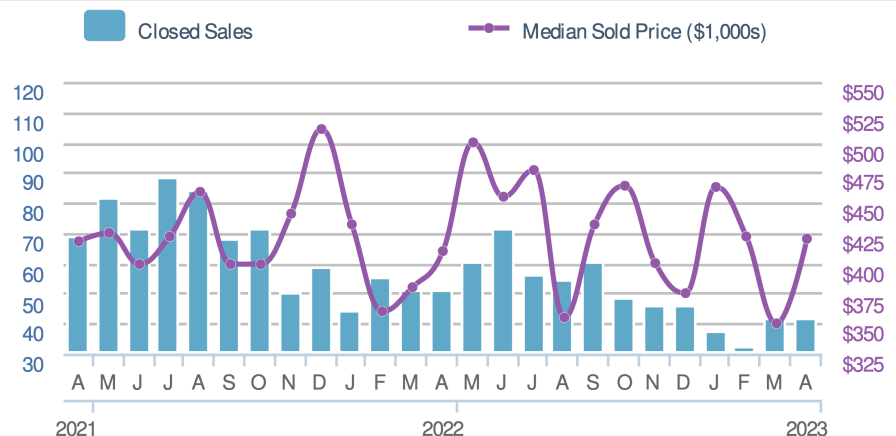
YTD	2023	2022	+/-
	151	201	-24.9%

5-year Apr average: **53****Median Sold Price****\$420,000**

 **20.0%**
 from Mar 2023:
 \$350,000

 **2.4%**
 from Apr 2022:
 \$410,000

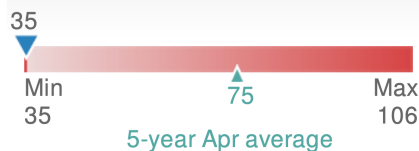
YTD	2023	2022	+/-
	\$407,500	\$399,900	1.9%

5-year Apr average: **\$386,450****Active Listings****98**

98

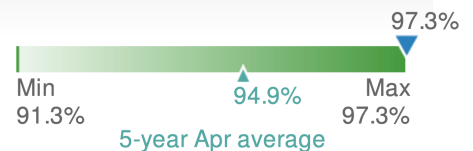

Mar 2023	Apr 2022
88	90

Avg DOM**35**

35


Mar 2023	Apr 2022	YTD
53	80	44

Avg Sold to OLP Ratio**97.3%**

97.3%


Mar 2023	Apr 2022	YTD
94.6%	96.5%	95.0%