

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

	2023	2022	% Change
Sold Dollar Volume	\$53,447,874	\$58,095,598	-8.00%
Avg Sold Price	\$740,301	\$561,000	31.96%
Median Sold Price	\$459,000	\$399,950	14.76%
Units Sold	69	98	-29.59%
Avg Days on Market	43	54	-20.37%
Avg List Price for Solds	\$774,606	\$592,812	30.67%
Avg SP to OLP Ratio	93.8%	94.5%	-0.70%
Ratio of Avg SP to Avg OLP	92.7%	91.6%	1.20%
Attached Avg Sold Price	\$477,222	\$292,594	63.10%
Detached Avg Sold Price	\$779,762	\$621,392	25.49%
Attached Units Sold	9	18	-50.00%
Detached Units Sold	60	80	-25.00%

**Financing (Sold)**

Assumption	0
Cash	29
Conventional	35
FHA	2
Other	1
Owner	0
VA	2

**Days on Market (Sold)**

0	2
1 to 10	29
11 to 20	6
21 to 30	4
31 to 60	12
61 to 90	5
91 to 120	1
121 to 180	5
181 to 360	4
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	2	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	1	0	0	0	0	0	0	3	0	0
\$200K to \$299,999	3	0	4	3	0	0	0	8	3	0
\$300K to \$399,999	0	0	9	2	2	0	0	12	6	0
\$400K to \$499,999	1	0	8	0	2	0	1	8	1	1
\$500K to \$599,999	1	0	3	0	3	0	0	6	0	0
\$600K to \$799,999	0	0	5	2	2	0	0	10	1	0
\$800K to \$999,999	0	0	2	1	1	0	0	3	0	0
\$1M to \$2,499,999	0	0	3	0	2	0	0	8	0	0
\$2.5M to \$4,999,999	0	0	2	0	3	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	5	0	0
<b>Total</b>	<b>8</b>	<b>0</b>	<b>37</b>	<b>8</b>	<b>15</b>	<b>0</b>	<b>1</b>	<b>70</b>	<b>11</b>	<b>1</b>
Avg Sold Price	\$254,487	\$0	\$704,391	\$486,250	\$1,245,826	\$0	\$405,000			
Prev Year - Avg Sold Price	\$442,453	\$287,966	\$561,780	\$294,490	\$836,571	\$298,450	\$287,000			
Avg Sold % Change	-42.48%	0.00%	25.39%	65.12%	48.92%	0.00%	41.11%			
Prev Year - # of Solds	13	3	44	10	23	2	3			

**Active Detail**

**February 2023**

Talbot County, MD

202.262.1261

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**New Listings****47**

↓ -2.1%

from Jan 2023:  
48

↓ -2.1%

from Feb 2022:  
48

YTD	2023	2022	+/-
	<b>96</b>	<b>89</b>	7.9%

5-year Feb average: **58****New Pendings****37**

↓ -7.5%

from Jan 2023:  
40

↓ -35.1%

from Feb 2022:  
57

YTD	2023	2022	+/-
	<b>76</b>	<b>114</b>	-33.3%

5-year Feb average: **56****Closed Sales****32**

↓ -13.5%

from Jan 2023:  
37

↓ -41.8%

from Feb 2022:  
55

YTD	2023	2022	+/-
	<b>69</b>	<b>98</b>	-29.6%

5-year Feb average: **41****Median Sold Price****\$422,500**

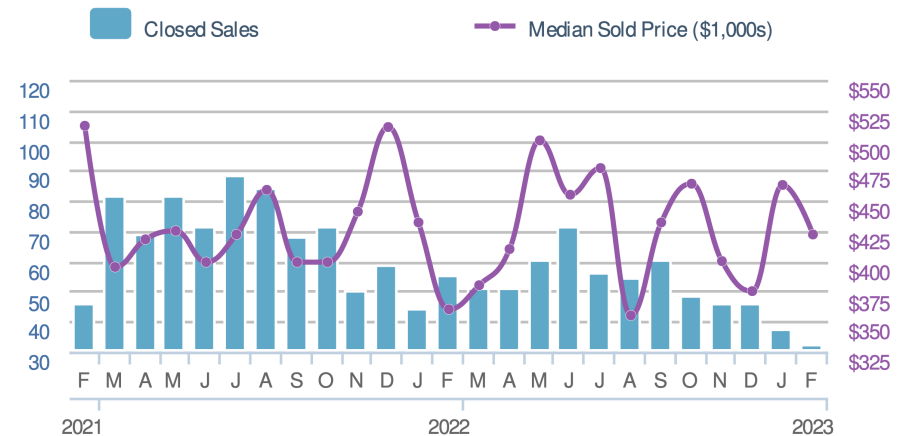
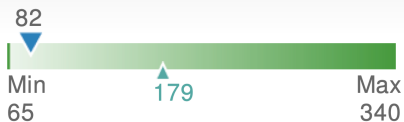
↓ -8.7%

from Jan 2023:  
**\$463,000**

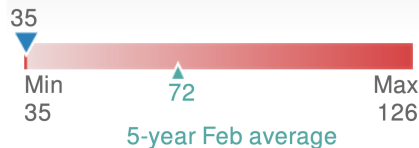
↑ 17.4%

from Feb 2022:  
**\$360,000**

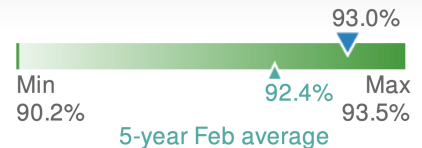
YTD	2023	2022	+/-
	<b>\$459,000</b>	<b>\$399,950</b>	14.8%

5-year Feb average: **\$383,290****Active Listings****82**

Jan 2023	Feb 2022
<b>83</b>	<b>65</b>

**Avg DOM****35**

Jan 2023	Feb 2022	YTD
<b>49</b>	<b>56</b>	<b>43</b>

**Avg Sold to OLP Ratio****93.0%**

Jan 2023	Feb 2022	YTD
<b>94.5%</b>	<b>93.5%</b>	<b>93.8%</b>