

January thru May 2022 YTD
Talbot County, MD202.262.1261
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lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$189,297,793	\$248,311,036	-23.77%
Avg Sold Price	\$693,822	\$686,202	1.11%
Median Sold Price	\$407,000	\$397,000	2.52%
Units Sold	261	344	-24.13%
Avg Days on Market	53	58	-8.62%
Avg List Price for Solds	\$725,278	\$722,691	0.36%
Avg SP to OLP Ratio	96.2%	96.0%	0.16%
Ratio of Avg SP to Avg OLP	93.9%	92.6%	1.45%
Attached Avg Sold Price	\$333,463	\$317,866	4.91%
Detached Avg Sold Price	\$755,229	\$722,683	4.50%
Attached Units Sold	38	31	22.58%
Detached Units Sold	223	313	-28.75%

Financing (Sold)

Assumption	0
Cash	84
Conventional	150
FHA	11
Other	4
Owner	1
VA	5

Days on Market (Sold)

0	13
1 to 10	118
11 to 20	26
21 to 30	12
31 to 60	25
61 to 90	23
91 to 120	10
121 to 180	16
181 to 360	12
361 to 720	4
721+	1

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	2	0	0	0	0	0	0	1	0	0
\$50K to \$99,999	4	0	0	0	0	0	0	2	0	0
\$100K to \$149,999	2	0	4	0	1	0	0	0	0	0
\$150K to \$199,999	0	0	2	0	0	0	0	0	0	0
\$200K to \$299,999	6	6	24	11	6	2	2	7	6	1
\$300K to \$399,999	6	2	23	6	10	1	3	16	7	0
\$400K to \$499,999	5	0	13	1	13	0	0	8	1	0
\$500K to \$599,999	4	1	8	0	10	0	0	7	0	0
\$600K to \$799,999	1	0	16	3	14	0	0	12	0	0
\$800K to \$999,999	1	0	2	0	5	0	0	6	0	0
\$1M to \$2,499,999	2	0	14	0	16	0	0	17	0	0
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	19	0	0
\$5,000,000+	0	0	0	0	2	0	0	4	0	0
Total	33	9	106	21	84	3	5	99	14	1
Avg Sold Price	\$408,500	\$315,422	\$554,852	\$357,138	\$1,144,301	\$323,966	\$272,200			
Prev Year - Avg Sold Price	\$305,307	\$250,600	\$593,987	\$368,593	\$989,290	\$233,000	\$279,669			
Avg Sold % Change	33.80%	25.87%	-6.59%	-3.11%	15.67%	39.04%	-2.67%			
Prev Year - # of Solds	33	5	154	16	126	2	8			

Active Detail

May 2022

Talbot County, MD

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 **12.6%**
 from Apr 2022: **95**

 **17.6%**
 from May 2021: **91**

YTD	2022	2021	+/-
	343	393	-12.7%

5-year May average: **93****New Pending 68**

 **9.7%**
 from Apr 2022: **62**

 **-32.7%**
 from May 2021: **101**

YTD	2022	2021	+/-
	289	379	-23.7%

5-year May average: **78****Closed Sales 60**

 **17.6%**
 from Apr 2022: **51**

 **-25.9%**
 from May 2021: **81**

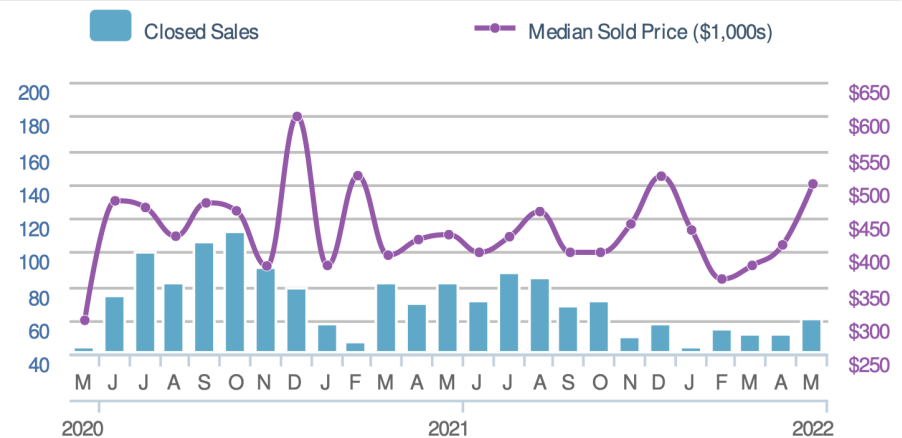
YTD	2022	2021	+/-
	261	344	-24.1%

5-year May average: **57****Median Sold Price \$500,000**

 **22.0%**
 from Apr 2022: **\$410,000**

 **17.6%**
 from May 2021: **\$425,000**

YTD	2022	2021	+/-
	\$407,000	\$397,000	2.5%

5-year May average: **\$377,210****Active Listings 114**

114

Apr 2022	May 2021
90	120

Avg DOM 48

48

Apr 2022	May 2021	YTD
80	39	53

Avg Sold to OLP Ratio 98.6%

98.6%

Apr 2022	May 2021	YTD
96.5%	97.5%	96.2%