

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

	2023	2022	% Change
Sold Dollar Volume	\$92,671,434	\$91,061,126	1.77%
Avg Sold Price	\$797,900	\$581,209	37.28%
Median Sold Price	\$402,750	\$394,500	2.09%
Units Sold	110	150	-26.67%
Avg Days on Market	47	45	4.44%
Avg List Price for Solds	\$842,467	\$607,074	38.78%
Avg SP to OLP Ratio	94.1%	95.1%	-1.01%
Ratio of Avg SP to Avg OLP	92.3%	93.4%	-1.09%
Attached Avg Sold Price	\$402,766	\$311,164	29.44%
Detached Avg Sold Price	\$870,129	\$643,187	35.28%
Attached Units Sold	17	28	-39.29%
Detached Units Sold	93	122	-23.77%

Financing (Sold)

Assumption	0
Cash	43
Conventional	58
FHA	5
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	4
1 to 10	44
11 to 20	8
21 to 30	6
31 to 60	16
61 to 90	10
91 to 120	5
121 to 180	9
181 to 360	7
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	2	0	0
\$150K to \$199,999	2	0	0	0	0	0	0	1	0	0
\$200K to \$299,999	5	0	5	3	0	0	2	6	0	0
\$300K to \$399,999	2	1	14	5	5	2	0	8	2	1
\$400K to \$499,999	1	0	12	0	4	0	1	10	1	0
\$500K to \$599,999	1	0	3	0	4	0	0	10	0	0
\$600K to \$799,999	0	0	6	2	2	0	0	10	1	0
\$800K to \$999,999	0	0	2	1	2	0	0	3	0	0
\$1M to \$2,499,999	0	0	4	0	3	0	0	14	0	0
\$2.5M to \$4,999,999	1	0	2	0	5	0	0	9	0	0
\$5,000,000+	0	0	0	0	1	0	0	9	0	0
Total	15	1	51	11	27	2	3	83	4	1
Avg Sold Price	\$423,793	\$350,000	\$639,625	\$447,990	\$1,553,490	\$327,061	\$305,000			
Prev Year - Avg Sold Price	\$386,341	\$314,350	\$560,929	\$324,278	\$926,097	\$298,450	\$265,250			
Avg Sold % Change	9.69%	11.34%	14.03%	38.15%	67.75%	9.59%	14.99%			
Prev Year - # of Solds	22	8	62	14	38	2	4			

Active Detail

March 2023

Talbot County, MD

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New Listings**57** **21.3%**from Feb 2023:
47 **9.6%**from Mar 2022:
52

YTD	2023	2022	+/-
	159	141	12.8%

5-year Mar average: **84****New Pendings****55** **48.6%**from Feb 2023:
37 **14.6%**from Mar 2022:
48

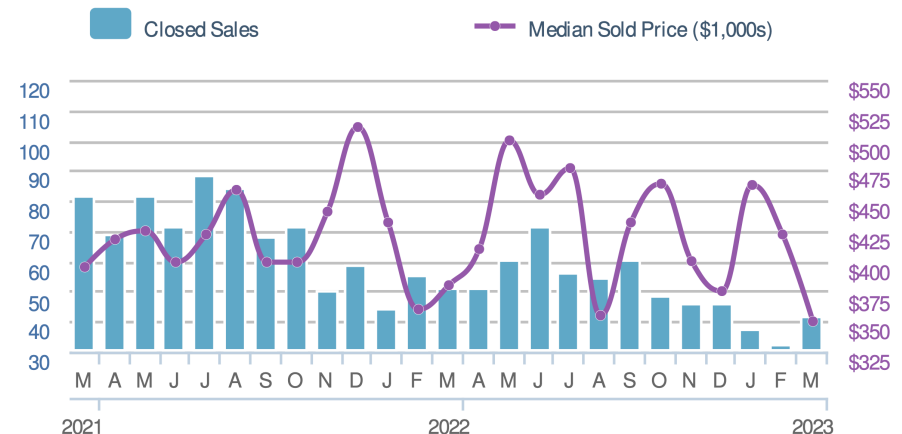
YTD	2023	2022	+/-
	129	161	-19.9%

5-year Mar average: **63****Closed Sales****41** **28.1%**from Feb 2023:
32 **-19.6%**from Mar 2022:
51

YTD	2023	2022	+/-
	110	150	-26.7%

5-year Mar average: **55****Median Sold Price****\$350,000** **-17.2%**from Feb 2023:
\$422,500 **-7.9%**from Mar 2022:
\$380,000

YTD	2023	2022	+/-
	\$402,750	\$394,500	2.1%

5-year Mar average: **\$374,250****Active Listings****88**

Min	Max
63	359

5-year Mar average: **189**

Feb 2023	Mar 2022
82	63

Avg DOM**53**

Min	Max
27	136

5-year Mar average: **77**

Feb 2023	Mar 2022	YTD
35	27	47

Avg Sold to OLP Ratio**94.6%**

Min	Max
91.8%	96.8%

5-year Mar average: **94.2%**

Feb 2023	Mar 2022	YTD
93.0%	96.8%	94.1%