

January thru November 2022 YTD
Talbot County, MD202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$436,839,663	\$552,635,449	-20.95%
Avg Sold Price	\$705,138	\$677,059	4.15%
Median Sold Price	\$420,000	\$407,500	3.07%
Units Sold	600	784	-23.47%
Avg Days on Market	42	44	-4.55%
Avg List Price for Solds	\$728,066	\$705,268	3.23%
Avg SP to OLP Ratio	96.1%	96.3%	-0.26%
Ratio of Avg SP to Avg OLP	94.6%	93.4%	1.19%
Attached Avg Sold Price	\$354,693	\$335,631	5.68%
Detached Avg Sold Price	\$755,966	\$718,578	5.20%
Attached Units Sold	76	85	-10.59%
Detached Units Sold	524	699	-25.04%

Financing (Sold)

Assumption	0
Cash	197
Conventional	346
FHA	21
Other	9
Owner	1
VA	11

Days on Market (Sold)

0	22
1 to 10	278
11 to 20	77
21 to 30	30
31 to 60	66
61 to 90	52
91 to 120	21
121 to 180	25
181 to 360	18
361 to 720	8
721+	2

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	4	0	0	0	0	0	0	1	0	0
\$50K to \$99,999	5	0	2	0	0	0	0	0	0	0
\$100K to \$149,999	3	0	7	0	2	0	0	0	0	0
\$150K to \$199,999	2	0	7	0	0	0	0	1	0	0
\$200K to \$299,999	19	8	49	17	10	5	3	6	4	1
\$300K to \$399,999	12	4	65	17	21	4	6	16	2	0
\$400K to \$499,999	11	0	39	2	33	0	2	16	0	1
\$500K to \$599,999	6	1	18	0	22	0	0	11	0	0
\$600K to \$799,999	2	0	39	6	27	0	0	9	0	0
\$800K to \$999,999	3	0	9	0	12	0	0	7	0	0
\$1M to \$2,499,999	3	0	31	0	35	1	0	11	0	0
\$2.5M to \$4,999,999	0	0	2	0	22	0	0	9	0	0
\$5,000,000+	0	0	0	0	2	0	0	6	0	0
Total	70	13	268	42	186	10	11	93	6	2
Avg Sold Price	\$379,725	\$315,984	\$562,241	\$363,254	\$1,176,692	\$409,470	\$317,954			
Prev Year - Avg Sold Price	\$370,555	\$272,223	\$558,333	\$379,284	\$1,012,907	\$318,540	\$284,214			
Avg Sold % Change	2.47%	16.08%	0.70%	-4.23%	16.17%	28.55%	11.87%			
Prev Year - # of Solds	91	13	324	44	284	10	18			

Active Detail

November 2022

Talbot County, MD

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-57.6%
 from Oct 2022: **66**
-41.7%
 from Nov 2021: **48**

YTD	2022	2021	+/-
	713	856	-16.7%

5-year Nov average: **50****New Pendings 47**

-11.3%
 from Oct 2022: **53**
-2.1%
 from Nov 2021: **48**

YTD	2022	2021	+/-
	602	775	-22.3%

5-year Nov average: **48****Closed Sales 46**

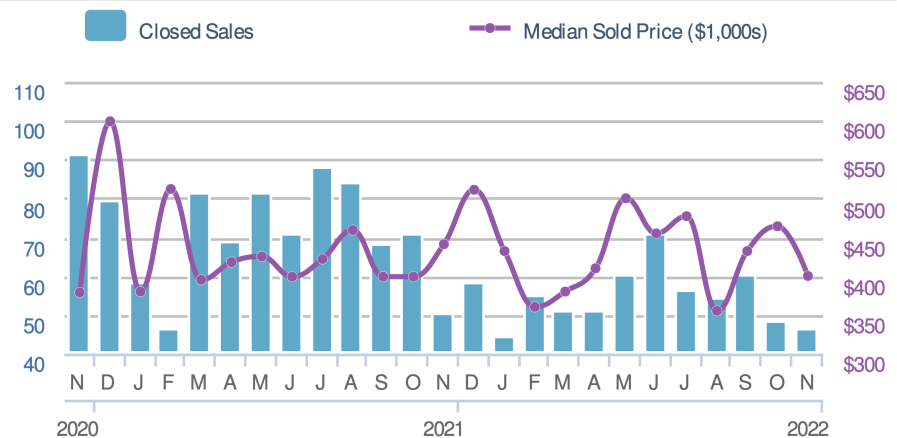
-4.2%
 from Oct 2022: **48**
-8.0%
 from Nov 2021: **50**

YTD	2022	2021	+/-
	600	784	-23.5%

5-year Nov average: **58****Median Sold Price \$400,000**

-13.9%
 from Oct 2022: **\$464,500**
-9.5%
 from Nov 2021: **\$441,950**

YTD	2022	2021	+/-
	\$420,000	\$407,500	3.1%

5-year Nov average: **\$361,320****Active Listings 101**

101

Oct 2022	Nov 2021
135	121

Avg DOM 40

40

Oct 2022	Nov 2021	YTD
46	31	42

Avg Sold to OLP Ratio 93.8%

93.8%

Oct 2022	Nov 2021	YTD
94.2%	96.6%	96.1%