

January thru October 2022 YTD
Talbot County, MD

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$409,855,037	\$506,627,556	-19.10%
Avg Sold Price	\$717,912	\$664,482	8.04%
Median Sold Price	\$423,000	\$401,000	5.49%
Units Sold	553	732	-24.45%
Avg Days on Market	42	45	-6.67%
Avg List Price for Solds	\$741,148	\$692,517	7.02%
Avg SP to OLP Ratio	96.3%	96.3%	-0.05%
Ratio of Avg SP to Avg OLP	94.6%	93.3%	1.41%
Attached Avg Sold Price	\$352,771	\$327,837	7.61%
Detached Avg Sold Price	\$771,698	\$706,952	9.16%
Attached Units Sold	71	82	-13.41%
Detached Units Sold	482	650	-25.85%

Financing (Sold)

Assumption	0
Cash	180
Conventional	320
FHA	20
Other	8
Owner	1
VA	11

Days on Market (Sold)

0	21
1 to 10	260
11 to 20	71
21 to 30	26
31 to 60	61
61 to 90	45
91 to 120	17
121 to 180	24
181 to 360	18
361 to 720	7
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	4	0	2	0	0	0	0	3	0	0
\$100K to \$149,999	3	0	7	0	1	0	0	1	0	0
\$150K to \$199,999	1	0	6	0	0	0	0	1	0	0
\$200K to \$299,999	16	8	47	17	9	5	3	10	5	1
\$300K to \$399,999	12	3	58	16	19	4	5	17	2	0
\$400K to \$499,999	11	0	35	1	29	0	1	25	1	1
\$500K to \$599,999	6	1	17	0	19	0	0	10	0	0
\$600K to \$799,999	2	0	36	6	26	0	0	9	0	0
\$800K to \$999,999	3	0	8	0	11	0	0	9	0	0
\$1M to \$2,499,999	3	0	29	0	32	1	0	19	0	0
\$2.5M to \$4,999,999	0	0	2	0	22	0	0	12	0	0
\$5,000,000+	0	0	0	0	2	0	0	8	0	0
Total	65	12	247	40	170	10	9	125	8	2
Avg Sold Price	\$394,319	\$313,150	\$566,811	\$362,920	\$1,213,678	\$409,470	\$297,500			
Prev Year - Avg Sold Price	\$349,830	\$272,223	\$562,143	\$369,523	\$996,919	\$289,488	\$285,226			
Avg Sold % Change	12.72%	15.03%	0.83%	-1.79%	21.74%	41.45%	4.30%			
Prev Year - # of Solds	85	13	307	43	258	9	17			

Active Detail

October 2022

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New Listings**66** **-2.9%**from Sep 2022:
68 **4.8%**from Oct 2021:
63

YTD	2022	2021	+/-
	685	808	-15.2%

5-year Oct average: **78****New Pendings****53** **10.4%**from Sep 2022:
48 **-24.3%**from Oct 2021:
70

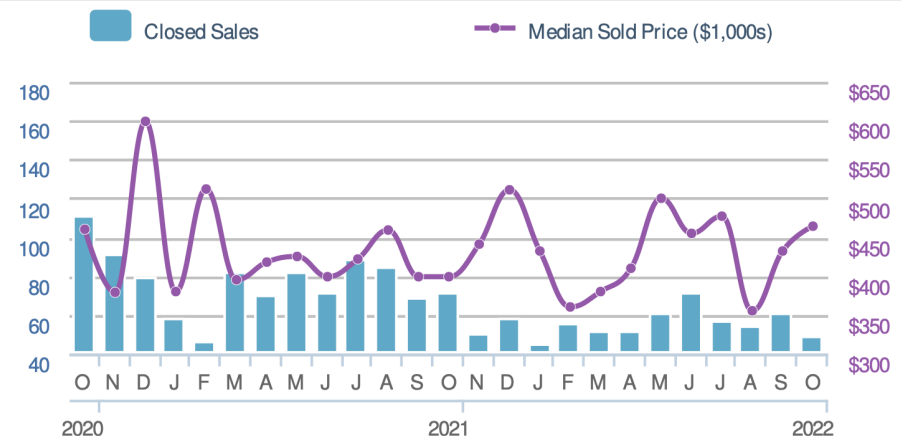
YTD	2022	2021	+/-
	558	736	-24.2%

5-year Oct average: **72****Closed Sales****48** **-20.0%**from Sep 2022:
60 **-32.4%**from Oct 2021:
71

YTD	2022	2021	+/-
	553	732	-24.5%

5-year Oct average: **67****Median Sold Price****\$464,500** **7.4%**from Sep 2022:
\$432,500 **16.2%**from Oct 2021:
\$399,900

YTD	2022	2021	+/-
	\$423,000	\$401,000	5.5%

5-year Oct average: **\$405,280****Active Listings****135**

135

Min

123

254

Max

420

5-year Oct average

Sep 2022	Oct 2021
128	123

Avg DOM**46**

46

Min

37

73

Max

108

5-year Oct average

Sep 2022	Oct 2021	YTD
39	37	42

Avg Sold to OLP Ratio**94.2%**

94.2%

Min

91.7%

93.8%

Max

95.7%

5-year Oct average

Sep 2022	Oct 2021	YTD
95.0%	95.7%	96.3%