

January thru December 2022 YTD
Talbot County, MD

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$462,223,809	\$633,803,199	-27.07%
Avg Sold Price	\$693,912	\$721,389	-3.81%
Median Sold Price	\$419,000	\$415,000	0.96%
Units Sold	646	843	-23.37%
Avg Days on Market	42	43	-2.33%
Avg List Price for Solds	\$716,626	\$752,192	-4.73%
Avg SP to OLP Ratio	95.9%	96.4%	-0.46%
Ratio of Avg SP to Avg OLP	94.2%	93.3%	0.94%
Attached Avg Sold Price	\$354,508	\$341,193	3.90%
Detached Avg Sold Price	\$741,969	\$767,397	-3.31%
Attached Units Sold	80	91	-12.09%
Detached Units Sold	566	752	-24.73%

Financing (Sold)

Assumption	0
Cash	212
Conventional	370
FHA	22
Other	12
Owner	1
VA	12

Days on Market (Sold)

0	22
1 to 10	293
11 to 20	81
21 to 30	37
31 to 60	74
61 to 90	57
91 to 120	23
121 to 180	29
181 to 360	19
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	3	0	0	0	0	1	0	0
\$100K to \$149,999	4	0	7	0	2	0	0	1	0	0
\$150K to \$199,999	3	0	8	0	0	0	0	1	0	0
\$200K to \$299,999	21	8	53	18	12	5	3	7	1	1
\$300K to \$399,999	12	4	73	17	22	6	6	16	2	0
\$400K to \$499,999	11	0	42	3	35	0	2	14	0	1
\$500K to \$599,999	6	1	21	0	25	0	0	10	0	0
\$600K to \$799,999	2	0	42	6	29	0	0	8	0	0
\$800K to \$999,999	3	0	9	0	13	0	0	6	0	0
\$1M to \$2,499,999	3	0	34	0	36	1	0	5	0	0
\$2.5M to \$4,999,999	0	0	2	0	22	0	0	7	0	0
\$5,000,000+	0	0	0	0	2	0	0	5	0	0
Total	74	13	294	44	198	12	11	82	3	2
Avg Sold Price	\$372,414	\$315,984	\$562,339	\$362,515	\$1,144,941	\$400,391	\$317,954			
Prev Year - Avg Sold Price	\$371,601	\$273,593	\$561,029	\$388,372	\$1,124,529	\$318,540	\$289,781			
Avg Sold % Change	0.22%	15.49%	0.23%	-6.66%	1.82%	25.70%	9.72%			
Prev Year - # of Solds	94	15	351	47	307	10	19			

Active Detail

December 2022

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New Listings**35** **25.0%**from Nov 2022:
28 **0.0%**from Dec 2021:
35

YTD	2022	2021	+/-
	748	891	-16.0%

5-year Dec average: **40****New Pendings****27** **-42.6%**from Nov 2022:
47 **-42.6%**from Dec 2021:
47

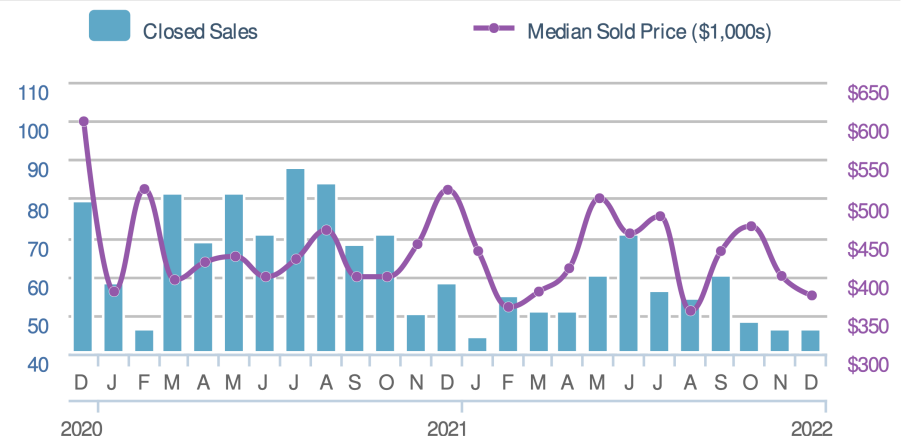
YTD	2022	2021	+/-
	624	819	-23.8%

5-year Dec average: **44****Closed Sales****46** **0.0%**from Nov 2022:
46 **-20.7%**from Dec 2021:
58

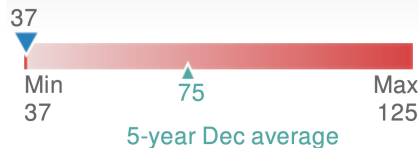
YTD	2022	2021	+/-
	646	843	-23.4%

5-year Dec average: **54****Median Sold Price****\$375,000** **-6.3%**from Nov 2022:
\$400,000 **-26.7%**from Dec 2021:
\$511,700

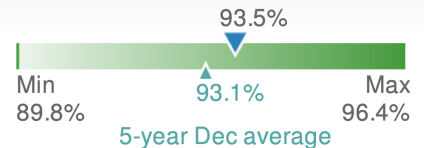
YTD	2022	2021	+/-
	\$419,000	\$415,000	1.0%

5-year Dec average: **\$435,240****Active Listings****87**

Nov 2022	Dec 2021
101	102

Avg DOM**37**

Nov 2022	Dec 2021	YTD
40	37	42

Avg Sold to OLP Ratio**93.5%**

Nov 2022	Dec 2021	YTD
93.8%	96.4%	95.9%