

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

	2022	2021	% Change
Sold Dollar Volume	\$244,811,093	\$297,242,076	-17.64%
Avg Sold Price	\$713,276	\$680,954	4.75%
Median Sold Price	\$420,550	\$398,250	5.60%
Units Sold	332	415	-20.00%
Avg Days on Market	47	54	-12.96%
Avg List Price for Solds	\$737,382	\$716,956	2.85%
Avg SP to OLP Ratio	96.8%	96.1%	0.68%
Ratio of Avg SP to Avg OLP	95.3%	92.3%	3.24%
Attached Avg Sold Price	\$346,730	\$336,734	2.97%
Detached Avg Sold Price	\$772,231	\$719,713	7.30%
Attached Units Sold	46	42	9.52%
Detached Units Sold	286	373	-23.32%

Financing (Sold)

Assumption	0
Cash	107
Conventional	194
FHA	12
Other	5
Owner	1
VA	7

Days on Market (Sold)

0	15
1 to 10	161
11 to 20	39
21 to 30	12
31 to 60	31
61 to 90	25
91 to 120	11
121 to 180	18
181 to 360	13
361 to 720	5
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	1	0	0	0	0	2	0	0
\$100K to \$149,999	2	0	5	0	1	0	0	0	0	0
\$150K to \$199,999	0	0	3	0	0	0	0	2	0	0
\$200K to \$299,999	6	7	30	12	7	2	2	9	5	1
\$300K to \$399,999	8	2	32	8	13	1	4	21	6	0
\$400K to \$499,999	6	0	18	1	17	0	1	19	1	0
\$500K to \$599,999	5	1	12	0	10	0	0	12	0	0
\$600K to \$799,999	1	0	20	5	18	0	0	12	1	0
\$800K to \$999,999	1	0	4	0	7	0	0	5	0	0
\$1M to \$2,499,999	2	0	16	0	20	0	0	18	0	0
\$2.5M to \$4,999,999	0	0	2	0	11	0	0	13	0	0
\$5,000,000+	0	0	0	0	2	0	0	6	0	0
Total	37	10	143	26	106	3	7	120	13	1
Avg Sold Price	\$411,689	\$311,780	\$575,545	\$375,957	\$1,163,422	\$323,966	\$297,857			
Prev Year - Avg Sold Price	\$320,037	\$271,142	\$592,434	\$389,159	\$988,839	\$233,000	\$292,486			
Avg Sold % Change	28.64%	14.99%	-2.85%	-3.39%	17.66%	39.04%	1.84%			
Prev Year - # of Solds	44	7	179	22	150	2	11			

Active Detail

June 2022

Talbot County, MD

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-20.6%
 from May 2022: **107**
-11.5%
 from Jun 2021: **96**

YTD	2022	2021	+/-
	428	489	-12.5%

5-year Jun average: **89****New Pendings 60**

-11.8%
 from May 2022: **68**
-24.1%
 from Jun 2021: **79**

YTD	2022	2021	+/-
	347	455	-23.7%

5-year Jun average: **83****Closed Sales 71**

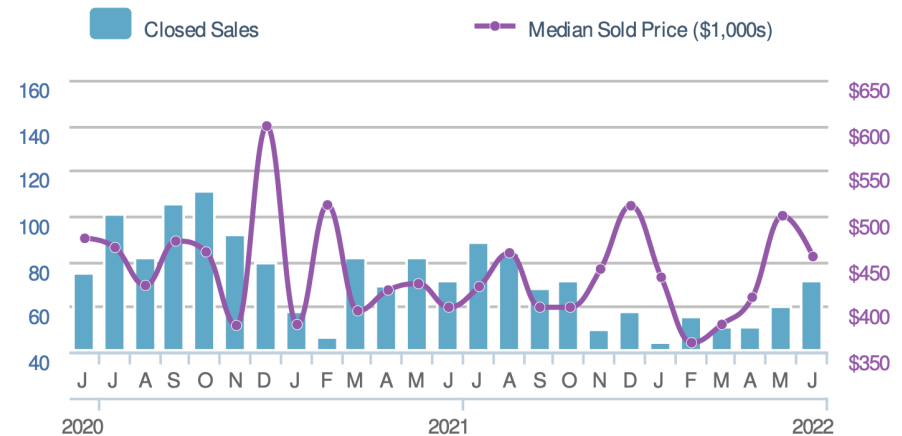
18.3%
 from May 2022: **60**
0.0%
 from Jun 2021: **71**

YTD	2022	2021	+/-
	332	415	-20.0%

5-year Jun average: **69****Median Sold Price \$455,000**

-9.0%
 from May 2022: **\$500,000**
13.8%
 from Jun 2021: **\$399,900**

YTD	2022	2021	+/-
	\$420,550	\$398,250	5.6%

5-year Jun average: **\$408,180****Active Listings 134**

134

 Min 129 274 Max 445
 5-year Jun average

May 2022	Jun 2021
114	129

Avg DOM 28

28

 Min 28 71 Max 116
 5-year Jun average

May 2022	Jun 2021	YTD
48	38	47

Avg Sold to OLP Ratio 99.1%

99.1%

 Min 92.4% 95.2% Max 99.1%
 5-year Jun average

May 2022	Jun 2021	YTD
98.6%	96.8%	96.8%