

January thru January 2023 YTD
Talbot County, MD

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Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$25,877,600	\$29,084,099	-11.02%
Avg Sold Price	\$667,440	\$628,911	6.13%
Median Sold Price	\$463,000	\$432,450	7.06%
Units Sold	37	44	-15.91%
Avg Days on Market	49	53	-7.55%
Avg List Price for Solds	\$699,394	\$661,002	5.81%
Avg SP to OLP Ratio	94.5%	95.6%	-1.10%
Ratio of Avg SP to Avg OLP	94.3%	92.5%	1.93%
Attached Avg Sold Price	\$488,750	\$287,533	69.98%
Detached Avg Sold Price	\$716,734	\$682,813	4.97%
Attached Units Sold	8	6	33.33%
Detached Units Sold	29	38	-23.68%

Financing (Sold)

Assumption	0
Cash	19
Conventional	15
FHA	2
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	14
11 to 20	5
21 to 30	1
31 to 60	8
61 to 90	1
91 to 120	0
121 to 180	3
181 to 360	3
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	1	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	1	0	0	0	0	0	0	3	0	0
\$200K to \$299,999	1	0	3	3	0	0	0	6	2	1
\$300K to \$399,999	0	0	3	1	1	0	0	11	2	0
\$400K to \$499,999	1	0	4	0	1	0	1	13	0	1
\$500K to \$599,999	1	0	2	0	1	0	0	9	0	0
\$600K to \$799,999	0	0	3	2	1	0	0	10	1	0
\$800K to \$999,999	0	0	0	1	1	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	1	0	1	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0	5	0	0
Total	5	0	16	7	8	0	1	76	5	2
Avg Sold Price	\$289,580	\$0	\$634,618	\$500,714	\$1,147,937	\$0	\$405,000			
Prev Year - Avg Sold Price	\$511,714	\$287,450	\$589,424	\$313,100	\$904,250	\$0	\$211,000			
Avg Sold % Change	-43.41%	0.00%	7.67%	59.92%	26.95%	0.00%	91.94%			
Prev Year - # of Solds	7	2	18	3	13	0	1			

Active Detail

January 2023

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 **37.1%**
 from Dec 2022: **35**

 **17.1%**
 from Jan 2022: **41**

YTD	2023	2022	+/-
	48	41	17.1%

5-year Jan average: **53****New Pendings 40**

 **48.1%**
 from Dec 2022: **27**

 **-32.2%**
 from Jan 2022: **59**

YTD	2023	2022	+/-
	40	59	-32.2%


5-year Jan average: **55****Closed Sales 37**


 **-19.6%**
 from Dec 2022: **46**

 **-15.9%**
 from Jan 2022: **44**

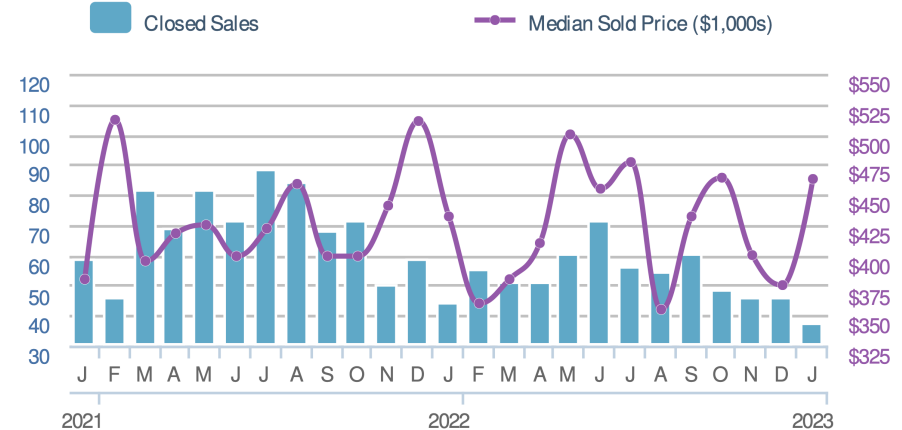
YTD	2023	2022	+/-
	37	44	-15.9%

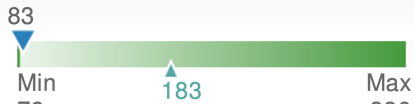
5-year Jan average: **44****Median Sold Price \$463,000**

 **23.5%**
 from Dec 2022: **\$375,000**

 **7.1%**
 from Jan 2022: **\$432,450**

YTD	2023	2022	+/-
	\$463,000	\$432,450	7.1%

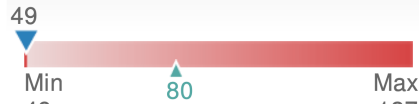
5-year Jan average: **\$401,830****Active Listings 83**



5-year Jan average: **183**

Dec 2022	Jan 2022
87	79

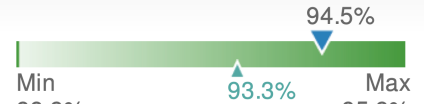
Avg DOM 49



5-year Jan average: **80**

Dec 2022	Jan 2022	YTD
37	53	49

Avg Sold to OLP Ratio 94.5%



5-year Jan average: **93.3%**

Dec 2022	Jan 2022	YTD
93.5%	95.6%	94.5%