

**January thru August 2022 YTD**  
Talbot County, MD

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**Sold Summary**

	2022	2021	% Change
Sold Dollar Volume	\$314,181,466	\$405,290,817	-22.48%
Avg Sold Price	\$688,783	\$660,653	4.26%
Median Sold Price	\$419,000	\$406,250	3.14%
Units Sold	443	589	-24.79%
Avg Days on Market	43	47	-8.51%
Avg List Price for Solds	\$709,213	\$688,600	2.99%
Avg SP to OLP Ratio	96.7%	96.3%	0.36%
Ratio of Avg SP to Avg OLP	95.0%	93.3%	1.85%
Attached Avg Sold Price	\$359,182	\$326,644	9.96%
Detached Avg Sold Price	\$742,419	\$696,440	6.60%
Attached Units Sold	62	57	8.77%
Detached Units Sold	381	532	-28.38%

**Financing (Sold)**

Assumption	0
Cash	146
Conventional	257
FHA	16
Other	6
Owner	1
VA	9

**Days on Market (Sold)**

0	16
1 to 10	214
11 to 20	59
21 to 30	15
31 to 60	51
61 to 90	32
91 to 120	12
121 to 180	20
181 to 360	17
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	3	0	0	0	0	0	0	1	0	0
\$50K to \$99,999	4	0	2	0	0	0	0	1	0	0
\$100K to \$149,999	2	0	7	0	1	0	0	1	0	0
\$150K to \$199,999	1	0	3	0	0	0	0	3	0	0
\$200K to \$299,999	12	7	39	17	8	4	2	9	5	0
\$300K to \$399,999	10	3	49	11	15	4	4	17	4	1
\$400K to \$499,999	8	0	26	1	20	0	1	13	0	0
\$500K to \$599,999	6	1	14	0	14	0	0	11	0	0
\$600K to \$799,999	2	0	31	6	22	0	0	5	0	0
\$800K to \$999,999	3	0	5	0	8	0	0	8	0	0
\$1M to \$2,499,999	3	0	20	0	25	1	0	17	0	0
\$2.5M to \$4,999,999	0	0	2	0	14	0	0	14	0	0
\$5,000,000+	0	0	0	0	2	0	0	8	0	0
<b>Total</b>	<b>54</b>	<b>11</b>	<b>198</b>	<b>35</b>	<b>129</b>	<b>9</b>	<b>7</b>	<b>108</b>	<b>9</b>	<b>1</b>
Avg Sold Price	\$418,371	\$317,527	\$555,048	\$366,765	\$1,165,659	\$428,300	\$297,857			
Prev Year - Avg Sold Price	\$354,982	\$284,100	\$573,514	\$360,343	\$955,427	\$278,666	\$284,219			
Avg Sold % Change	17.86%	11.77%	-3.22%	1.78%	22.00%	53.70%	4.80%			
Prev Year - # of Solds	66	9	257	32	209	3	13			

**Active Detail**

**August 2022**

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**-13.6%**  
 from Jul 2022:  
**66**

**-40.6%**  
 from Aug 2021:  
**96**

YTD	2022	2021	+/-
	<b>551</b>	<b>673</b>	-18.1%

5-year Aug average: **89****New Pendings****66**

**10.0%**  
 from Jul 2022:  
**60**

**-19.5%**  
 from Aug 2021:  
**82**

YTD	2022	2021	+/-
	<b>462</b>	<b>611</b>	-24.4%

5-year Aug average: **73****Closed Sales****54**

**-3.6%**  
 from Jul 2022:  
**56**

**-35.7%**  
 from Aug 2021:  
**84**

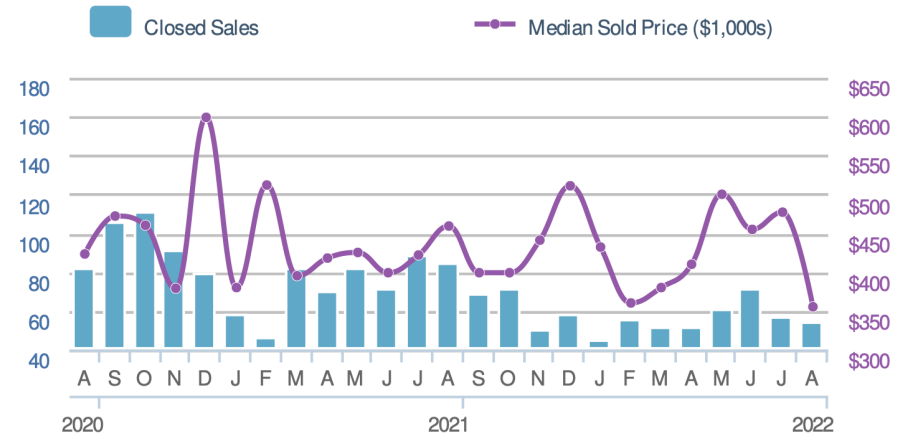
YTD	2022	2021	+/-
	<b>443</b>	<b>589</b>	-24.8%

5-year Aug average: **76****Median Sold Price****\$355,000**

**-25.7%**  
 from Jul 2022:  
**\$477,500**

**-22.7%**  
 from Aug 2021:  
**\$459,500**

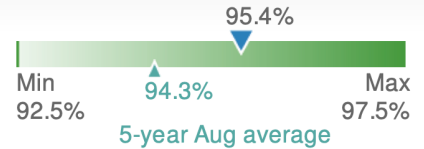
YTD	2022	2021	+/-
	<b>\$419,000</b>	<b>\$406,250</b>	3.1%

5-year Aug average: **\$393,700****Active Listings****118**

Jul 2022	Aug 2021
<b>133</b>	<b>126</b>

**Avg DOM****35**

Jul 2022	Aug 2021	YTD
<b>22</b>	<b>28</b>	<b>43</b>

**Avg Sold to OLP Ratio****95.4%**

Jul 2022	Aug 2021	YTD
<b>96.9%</b>	<b>97.5%</b>	<b>96.7%</b>