

January thru July 2022 YTD
Talbot County, MD

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Sold Summary

	2022	2021	% Change
Sold Dollar Volume	\$287,475,089	\$349,958,967	-17.85%
Avg Sold Price	\$719,159	\$665,453	8.07%
Median Sold Price	\$427,000	\$399,950	6.76%
Units Sold	388	503	-22.86%
Avg Days on Market	44	51	-13.73%
Avg List Price for Solds	\$740,915	\$696,329	6.40%
Avg SP to OLP Ratio	96.8%	96.1%	0.73%
Ratio of Avg SP to Avg OLP	95.0%	92.9%	2.24%
Attached Avg Sold Price	\$359,473	\$327,424	9.79%
Detached Avg Sold Price	\$774,825	\$701,113	10.51%
Attached Units Sold	52	48	8.33%
Detached Units Sold	336	455	-26.15%

Financing (Sold)

Assumption	0
Cash	129
Conventional	223
FHA	13
Other	6
Owner	1
VA	9

Days on Market (Sold)

0	15
1 to 10	192
11 to 20	50
21 to 30	15
31 to 60	37
61 to 90	28
91 to 120	11
121 to 180	19
181 to 360	14
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

Active 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	1	0	0	0	0	1	0	0
\$100K to \$149,999	2	0	6	0	1	0	0	2	0	0
\$150K to \$199,999	1	0	3	0	0	0	0	3	0	0
\$200K to \$299,999	8	7	34	15	8	3	2	7	6	1
\$300K to \$399,999	8	2	41	9	13	1	4	17	8	1
\$400K to \$499,999	7	0	21	1	18	0	1	22	0	0
\$500K to \$599,999	6	1	12	0	12	0	0	10	0	0
\$600K to \$799,999	1	0	26	5	20	0	0	11	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	23	1	0	16	0	0
\$2.5M to \$4,999,999	0	0	2	0	14	0	0	13	0	0
\$5,000,000+	0	0	0	0	2	0	0	6	0	0
Total	46	10	171	30	119	5	7	117	14	2
Avg Sold Price	\$431,011	\$311,780	\$579,351	\$364,096	\$1,188,620	\$513,380	\$297,857			
Prev Year - Avg Sold Price	\$330,983	\$273,375	\$580,072	\$371,961	\$964,401	\$233,000	\$282,696			
Avg Sold % Change	30.22%	14.05%	-0.12%	-2.11%	23.25%	120.33%	5.36%			
Prev Year - # of Solds	52	8	226	26	177	2	12			

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