

January thru December 2023 YTD

Talbot County, MD

Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$415,364,024	\$462,223,809	-10.14%
Avg Sold Price	\$789,471	\$693,912	13.77%
Median Sold Price	\$472,450	\$419,000	12.76%
Units Sold	506	646	-21.67%
Avg Days on Market	41	42	-2.38%
Avg List Price for Solds	\$827,910	\$716,626	15.53%
Avg SP to OLP Ratio	95.1%	95.9%	-0.81%
Ratio of Avg SP to Avg OLP	92.1%	94.2%	-2.24%
Attached Avg Sold Price	\$376,837	\$354,508	6.30%
Detached Avg Sold Price	\$844,303	\$741,969	13.79%
Attached Units Sold	59	80	-26.25%
Detached Units Sold	447	566	-21.02%

Financing (Sold)

Assumption	0
Cash	222
Conventional	237
FHA	23
Other	7
Owner	0
VA	12

Days on Market (Sold)

0	16
1 to 10	206
11 to 20	62
21 to 30	29
31 to 60	79
61 to 90	33
91 to 120	20
121 to 180	25
181 to 360	31
361 to 720	4
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	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	8	1	2	0	1	0	0	0	0	0
\$100K to \$149,999	6	0	3	0	1	0	0	1	0	0
\$150K to \$199,999	7	1	4	0	0	0	0	1	0	0
\$200K to \$299,999	20	3	17	9	5	1	6	4	0	0
\$300K to \$399,999	9	7	47	10	22	3	3	7	4	0
\$400K to \$499,999	14	1	39	5	20	0	1	15	3	1
\$500K to \$599,999	5	0	19	0	18	0	0	7	0	0
\$600K to \$799,999	6	0	28	5	26	1	0	10	1	0
\$800K to \$999,999	1	0	15	2	12	0	0	6	0	0
\$1M to \$2,499,999	6	0	26	0	33	0	0	11	0	0
\$2.5M to \$4,999,999	1	0	4	0	18	0	0	14	0	0
\$5,000,000+	0	0	1	0	3	0	0	9	0	0
Total	83	13	205	31	159	5	10	85	8	1
Avg Sold Price	\$435,144	\$289,461	\$697,117	\$433,574	\$1,243,231	\$410,824	\$297,550			
Prev Year - Avg Sold Price	\$372,414	\$315,984	\$562,339	\$362,515	\$1,144,941	\$400,391	\$317,954			
Avg Sold % Change	16.84%	-8.39%	23.97%	19.60%	8.58%	2.61%	-6.42%			
Prev Year - # of Solds	74	13	294	44	198	12	11			

December 2023 Talbot County, MD

Sold Summary

	Dec 2023	Dec 2022	% Change
Sold Dollar Volume	\$31,667,808	\$25,384,146	24.75%
Avg Sold Price	\$954,542	\$544,230	75.39%
Median Sold Price	\$450,000	\$375,000	20.00%
Units Sold	31	46	-32.61%
Avg Days on Market	40	37	8.11%
Avg List Price for Solds	\$1,021,542	\$564,092	81.09%
Avg SP to OLP Ratio	92.6%	93.5%	-0.98%
Ratio of Avg SP to Avg OLP	91.8%	88.9%	3.32%
Attached Avg Sold Price	\$472,875	\$351,000	34.72%
Detached Avg Sold Price	\$1,025,901	\$563,081	82.19%
Attached Units Sold	4	4	0.00%
Detached Units Sold	27	42	-35.71%

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.

Inventory

	Dec 2023	Dec 2022	% Change
Active Listings	94	87	8.05%
New Listings	29	35	-17.14%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	26	27	-3.70%
All Pendings	48	53	-9.43%

Financing (Sold)

Assumption	0
Cash	14
Conventional	16
FHA	1
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	11
11 to 20	5
21 to 30	2
31 to 60	5
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	2
361 to 720	0
721+	0

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	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	1	0	0	0	0	1	0	0
\$200K to \$299,999	1	1	0	0	0	0	0	4	0	0
\$300K to \$399,999	2	0	5	0	1	0	0	7	4	0
\$400K to \$499,999	2	0	3	2	0	0	0	15	3	1
\$500K to \$599,999	0	0	0	0	1	0	0	7	0	0
\$600K to \$799,999	1	0	1	0	1	1	0	10	1	0
\$800K to \$999,999	0	0	0	0	1	0	0	6	0	0
\$1M to \$2,499,999	0	0	2	0	3	0	0	11	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	14	0	0
\$5,000,000+	0	0	1	0	0	0	0	9	0	0
Total	6	1	13	2	8	1	0	85	8	1
Avg Sold Price	\$398,333	\$229,000	\$1,058,186	\$456,250	\$1,444,113	\$750,000	\$0			
Prev Year - Avg Sold Price	\$201,833	\$0	\$563,352	\$347,000	\$652,808	\$355,000	\$0			
Avg Sold % Change	97.36%	0.00%	87.84%	31.48%	121.22%	111.27%	0.00%			
Prev Year - # of Solds	4	0	26	2	12	2	0			

Active Detail

January thru December 2023 YTD
Easton, MD

Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$204,743,523	\$210,384,285	-2.68%
Avg Sold Price	\$667,355	\$563,741	18.38%
Median Sold Price	\$447,661	\$380,000	17.81%
Units Sold	299	362	-17.40%
Avg Days on Market	34	33	3.03%
Avg List Price for Solds	\$689,372	\$582,781	18.29%
Avg SP to OLP Ratio	96.3%	96.6%	-0.33%
Ratio of Avg SP to Avg OLP	93.7%	94.7%	-1.13%
Attached Avg Sold Price	\$368,149	\$344,401	6.90%
Detached Avg Sold Price	\$718,008	\$603,164	19.04%
Attached Units Sold	43	55	-21.82%
Detached Units Sold	256	307	-16.61%

Financing (Sold)

Assumption	0
Cash	123
Conventional	147
FHA	12
Other	5
Owner	0
VA	9

Days on Market (Sold)

0	8
1 to 10	140
11 to 20	38
21 to 30	17
31 to 60	42
61 to 90	23
91 to 120	9
121 to 180	8
181 to 360	11
361 to 720	2
721+	1

Notes:

- SP = Sold Price
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- 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	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	3	0	2	0	0	0	0	0	0	0
\$100K to \$149,999	5	0	1	0	0	0	0	0	0	0
\$150K to \$199,999	5	0	1	0	0	0	0	0	0	0
\$200K to \$299,999	11	2	11	9	1	1	4	4	0	0
\$300K to \$399,999	4	2	30	10	15	3	3	5	3	0
\$400K to \$499,999	11	0	29	4	18	0	0	8	2	0
\$500K to \$599,999	0	0	12	0	12	0	0	1	0	0
\$600K to \$799,999	1	0	17	4	17	1	0	5	1	0
\$800K to \$999,999	0	0	7	0	8	0	0	2	0	0
\$1M to \$2,499,999	0	0	10	0	13	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	1	0	9	0	0	5	0	0
\$5,000,000+	0	0	1	0	1	0	0	5	0	0
Total	40	4	122	27	94	5	7	37	6	0
Avg Sold Price	\$286,666	\$288,500	\$625,455	\$390,251	\$1,019,711	\$410,824	\$297,928			
Prev Year - Avg Sold Price	\$296,419	\$354,750	\$462,752	\$362,705	\$941,064	\$304,966	\$286,833			
Avg Sold % Change	-3.29%	-18.68%	35.16%	7.59%	8.36%	34.71%	3.87%			
Prev Year - # of Solds	36	4	169	36	102	9	6			

December 2023

Easton, MD

Sold Summary

	Dec 2023	Dec 2022	% Change
Sold Dollar Volume	\$15,063,508	\$11,083,746	35.91%
Avg Sold Price	\$892,651	\$389,805	129.00%
Median Sold Price	\$456,250	\$365,250	24.91%
Units Sold	16	29	-44.83%
Avg Days on Market	41	34	20.59%
Avg List Price for Solds	\$941,469	\$395,848	137.84%
Avg SP to OLP Ratio	94.2%	96.2%	-2.11%
Ratio of Avg SP to Avg OLP	94.2%	97.0%	-2.85%
Attached Avg Sold Price	\$480,500	\$328,333	46.35%
Detached Avg Sold Price	\$987,763	\$397,182	148.69%
Attached Units Sold	3	3	0.00%
Detached Units Sold	13	26	-50.00%

Notes:

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Inventory

	Dec 2023	Dec 2022	% Change
Active Listings	43	38	13.16%
New Listings	12	21	-42.86%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	13	17	-23.53%
All Pending	22	38	-42.11%

Financing (Sold)

Assumption	0
Cash	6
Conventional	9
FHA	1
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	4
11 to 20	5
21 to 30	0
31 to 60	2
61 to 90	3
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

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	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	1	0	0	0	0	0	4	0	0
\$300K to \$399,999	0	0	2	0	1	0	0	5	3	0
\$400K to \$499,999	2	0	2	1	0	0	0	8	2	0
\$500K to \$599,999	0	0	0	0	1	0	0	1	0	0
\$600K to \$799,999	0	0	1	0	0	1	0	5	1	0
\$800K to \$999,999	0	0	0	0	1	0	0	2	0	0
\$1M to \$2,499,999	0	0	1	0	0	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	5	0	0
\$5,000,000+	0	0	1	0	0	0	0	5	0	0
Total	3	1	7	1	3	1	0	37	6	0
Avg Sold Price	\$365,000	\$229,000	\$1,423,360	\$462,500	\$594,133	\$750,000	\$0			
Prev Year - Avg Sold Price	\$193,750	\$0	\$407,458	\$275,000	\$441,559	\$355,000	\$0			
Avg Sold % Change	88.39%	0.00%	249.33%	68.18%	34.55%	111.27%	0.00%			
Prev Year - # of Solds	3	0	18	1	5	2	0			

Active Detail