

2024

Dorchester County, MD

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$164,880,515	\$166,065,153	-0.71%
Avg Sold Price	\$300,210	\$304,646	-1.46%
Median Sold Price	\$268,000	\$260,000	3.08%
Units Sold	544	539	0.93%
Avg Days on Market	57	51	11.76%
Avg List Price for Solds	\$308,166	\$312,960	-1.53%
Avg SP to OLP Ratio	94.9%	95.0%	-0.17%
Ratio of Avg SP to Avg OLP	94.7%	94.1%	0.65%
Attached Avg Sold Price	\$258,448	\$254,651	1.49%
Detached Avg Sold Price	\$309,767	\$312,851	-0.99%
Attached Units Sold	100	75	33.33%
Detached Units Sold	444	464	-4.31%

Financing (Sold)

Assumption	0
Cash	156
Conventional	199
FHA	127
Other	7
Owner	0
VA	33

Days on Market (Sold)

0	8
1 to 10	120
11 to 20	63
21 to 30	45
31 to 60	86
61 to 90	58
91 to 120	48
121 to 180	54
181 to 360	39
361 to 720	21
721+	2

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
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	12	0	4	0	1	0	0
\$50K to \$99,999	14	0	17	0	2	0	0
\$100K to \$149,999	12	0	17	0	4	0	0
\$150K to \$199,999	13	3	26	5	5	0	5
\$200K to \$299,999	12	3	70	45	52	7	14
\$300K to \$399,999	3	1	34	3	66	0	8
\$400K to \$499,999	3	3	16	0	13	0	1
\$500K to \$599,999	2	0	5	0	6	0	0
\$600K to \$799,999	1	0	9	0	12	1	1
\$800K to \$999,999	0	0	0	0	2	0	0
\$1M to \$2,499,999	0	0	2	0	9	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	72	10	200	53	172	8	29
Avg Sold Price	\$175,678	\$287,098	\$280,108	\$232,143	\$396,141	\$288,287	\$288,412
Prev Year - Avg Sold Price	\$145,407	\$246,714	\$272,340	\$222,862	\$426,979	\$142,266	\$329,776
Avg Sold % Change	20.82%	16.37%	2.85%	4.16%	-7.22%	102.64%	-12.54%
Prev Year - # of Solds	76	7	210	42	178	3	23