

December 2024

Talbot County, MD

Sold Summary

	Dec 2024	Dec 2023	% Change
Sold Dollar Volume	\$29,018,829	\$31,667,808	-8.36%
Avg Sold Price	\$705,624	\$954,542	-26.08%
Median Sold Price	\$429,000	\$450,000	-4.67%
Units Sold	39	31	25.81%
Avg Days on Market	63	40	57.50%
Avg List Price for Solds	\$744,072	\$1,021,542	-27.16%
Avg SP to OLP Ratio	97.8%	92.6%	5.63%
Ratio of Avg SP to Avg OLP	91.1%	91.8%	-0.78%
Attached Avg Sold Price	\$315,216	\$472,875	-33.34%
Detached Avg Sold Price	\$776,608	\$1,025,901	-24.30%
Attached Units Sold	6	4	50.00%
Detached Units Sold	33	27	22.22%

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 2024	Dec 2023	% Change
Active Listings	150	94	59.57%
New Listings	29	29	0.00%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	29	26	11.54%
All Pendings	51	48	6.25%

Financing (Sold)

Assumption	0
Cash	12
Conventional	22
FHA	3
Other	2
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	11
11 to 20	8
21 to 30	5
31 to 60	3
61 to 90	2
91 to 120	0
121 to 180	4
181 to 360	2
361 to 720	3
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	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	2	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	1	0	0
\$200K to \$299,999	3	1	1	1	0	1	0	8	6	0
\$300K to \$399,999	1	0	3	1	1	2	0	15	5	3
\$400K to \$499,999	0	0	6	0	1	0	0	19	6	0
\$500K to \$599,999	0	0	0	0	0	0	0	28	2	0
\$600K to \$799,999	0	0	3	0	4	0	0	15	1	0
\$800K to \$999,999	0	0	0	0	1	0	0	9	0	0
\$1M to \$2,499,999	1	0	1	0	4	0	0	10	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	11	0	0
\$5,000,000+	0	0	0	0	1	0	0	8	0	0
Total	7	1	14	2	12	3	0	126	21	3
Avg Sold Price	\$456,200	\$285,000	\$547,500	\$323,200	\$1,230,805	\$319,966	\$0			
Prev Year - Avg Sold Price	\$398,333	\$229,000	\$1,058,186	\$456,250	\$1,444,113	\$750,000	\$0			
Avg Sold % Change	14.53%	24.45%	-48.26%	-29.16%	-14.77%	-57.34%	0.00%			
Prev Year - # of Solds	6	1	13	2	8	1	0			

Active Detail