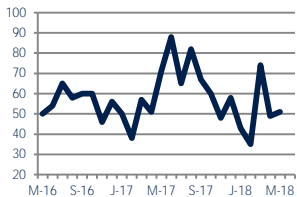




Units Sold

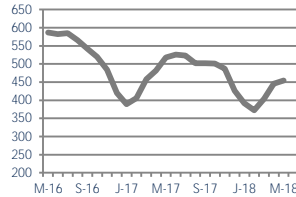
51



Down -28%
Vs. Year Ago

Active Inventory

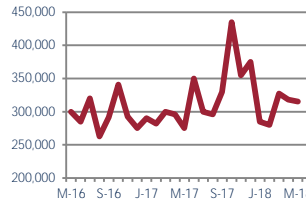
454



Down -12%
Vs. Year Ago

Median Sale Price

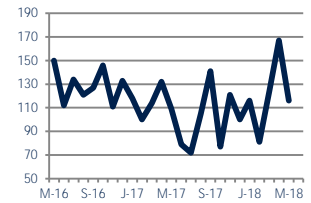
\$315,000



Up 15%
Vs. Year Ago

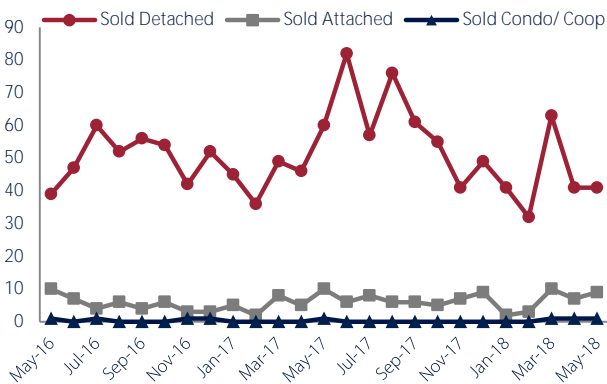
Days On Market

116



Up 6%
Vs. Year Ago

Units Sold*



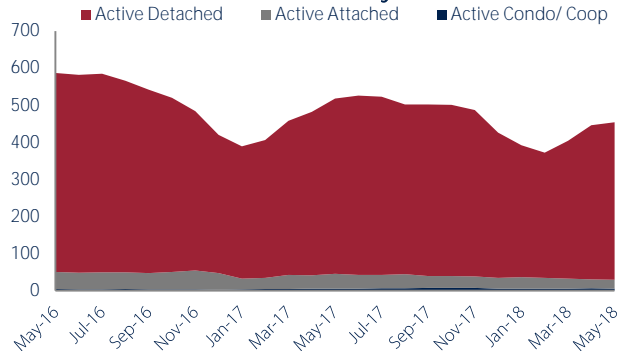
Units Sold

There was an increase in total units sold in May, with 51 sold this month in Talbot County versus 49 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 28% versus May 2017.

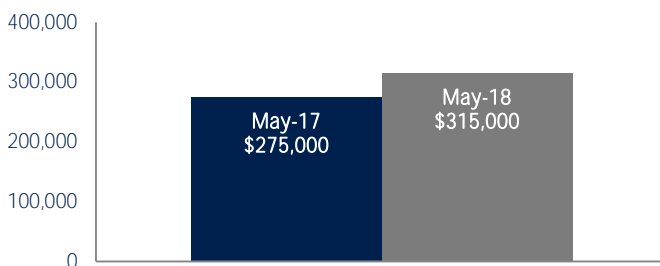
Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 12%. The total number of active inventory this May was 454 compared to 518 in May 2017. This month's total of 454 is higher than the previous month's total supply of available inventory of 446, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Talbot County Homes was \$275,000. This May, the median sale price was \$315,000, an increase of 15% or \$40,000 compared to last year. The current median sold price is 1% lower than in April.

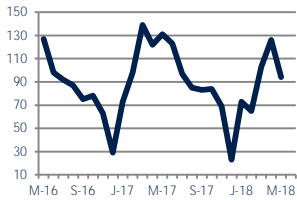
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.

New Listings

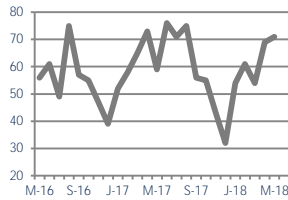
94



Down -28%
Vs. Year Ago

Current Contracts

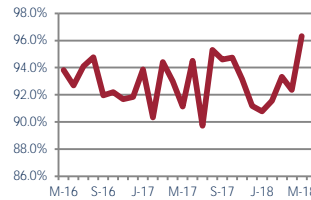
71



Up 20%
Vs. Year Ago

Sold Vs. List Price

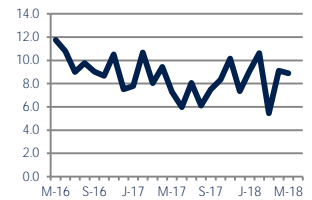
96.3%



Up
Vs. Year Ago

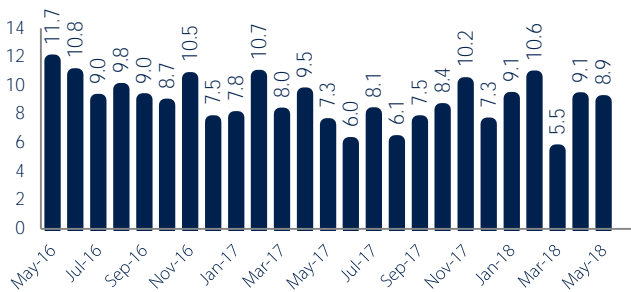
Months of Supply

8.9



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

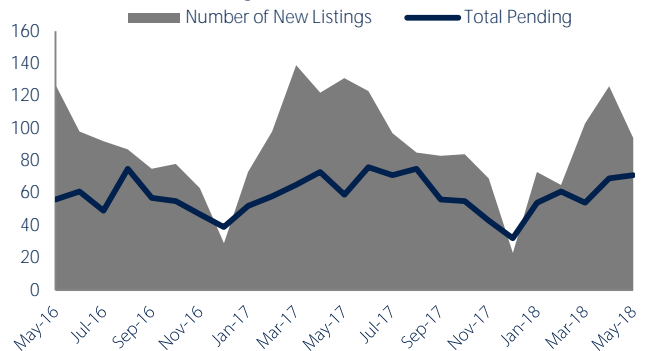
In May, there was 8.9 months of supply available in Talbot County, compared to 7.3 in May 2017. That is an increase of 22% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

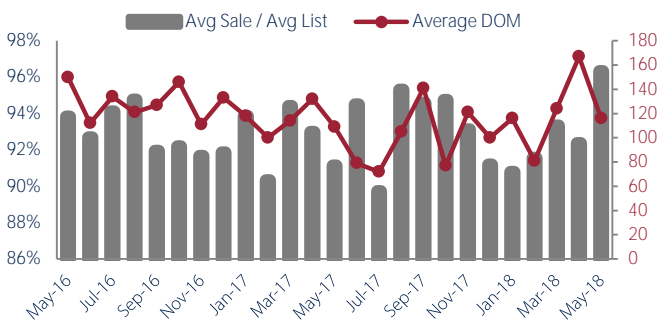
New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Talbot County compared to 131 in May 2017, a decrease of 28%. There were 71 current contracts pending sale this May compared to 59 a year ago. The number of current contracts is 20% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Talbot County was 96.3% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 116, higher than the average last year, which was 109, an increase of 6%.



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