

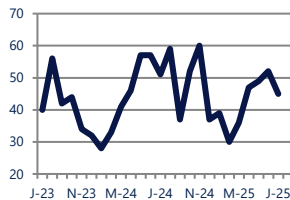
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **TALBOT COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

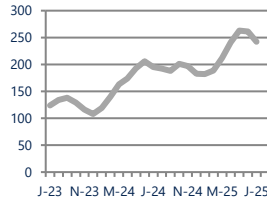
45



**Down -12%**  
Vs. Year Ago

## Active Inventory

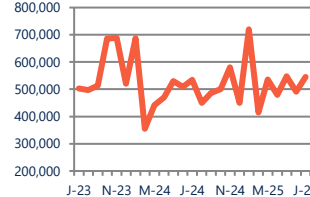
242



**Up 24%**  
Vs. Year Ago

## Median Sale Price

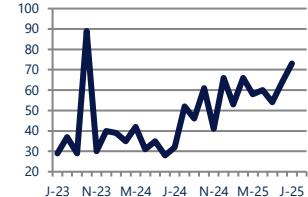
\$545,000



**Up 2%**  
Vs. Year Ago

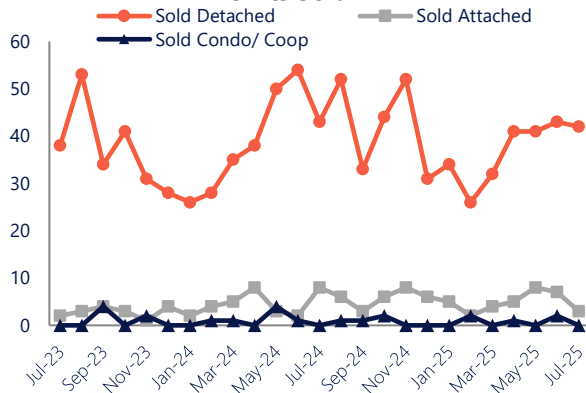
## Days On Market

73



**Up 128%**  
Vs. Year Ago

## Units Sold\*



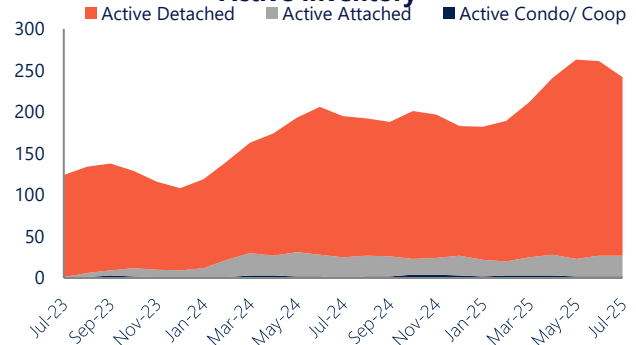
## Units Sold

There was a decrease in total units sold in July, with 45 sold this month in Talbot County versus 52 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2024.

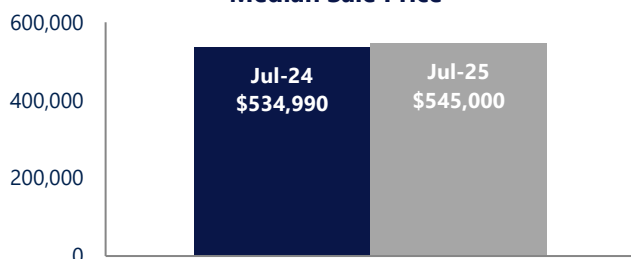
## Active Inventory

Versus last year, the total number of homes available this month is higher by 47 units or 24%. The total number of active inventory this July was 242 compared to 195 in July 2024. This month's total of 242 is lower than the previous month's total supply of available inventory of 261, a decrease of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Talbot County Homes was \$534,990. This July, the median sale price was \$545,000, an increase of 2% or \$10,010 compared to last year. The current median sold price is 11% higher than in June.

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

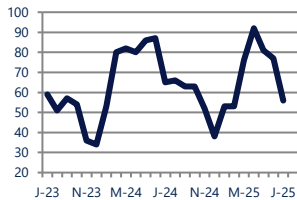
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **TALBOT COUNTY HOUSING MARKET**

JULY 2025

## New Listings

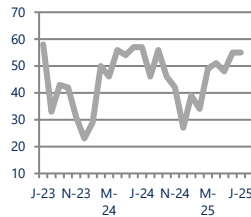
56



**Down -14%**  
Vs. Year Ago

## Current Contracts

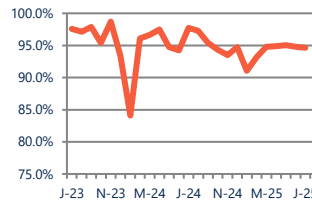
55



**Down -4%**  
Vs. Year Ago

## Sold Vs. List Price

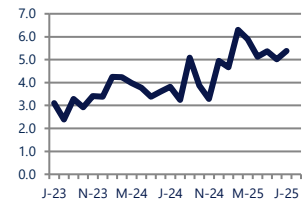
94.6%



**Down -3.2%**  
Vs. Year Ago

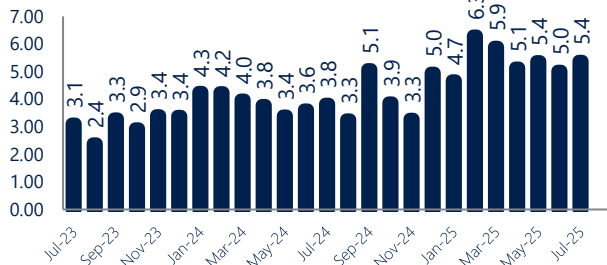
## Months of Supply

5.4



**Up 41%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

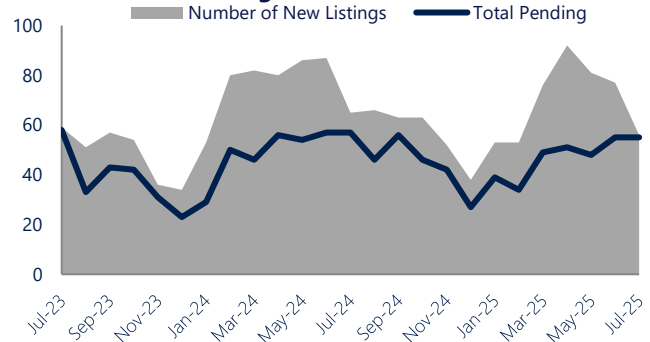
In July, there was 5.4 months of supply available in Talbot County, compared to 3.8 in July 2024. That is an increase of 41% versus a year ago.

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.

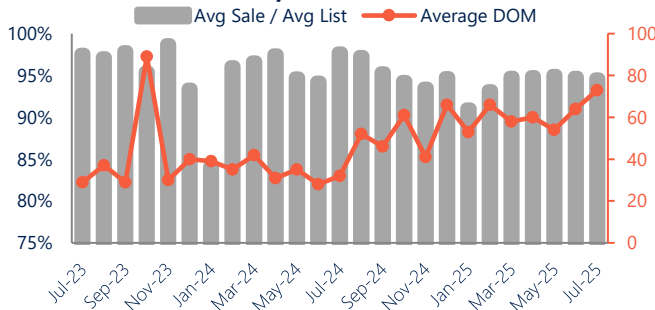
## New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Talbot County compared to 65 in July 2024, a decrease of 14%. There were 55 current contracts pending sale this July compared to 57 a year ago. The number of current contracts remained stable as compared to last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Talbot County was 94.6% of the average list price, which is 3.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 73, higher than the average last year, which was 32, an increase of 128%.