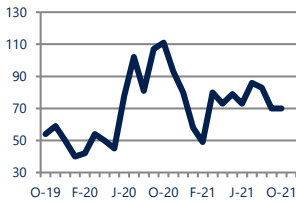




Focus On: Talbot County Housing Market

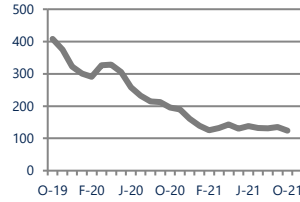
October 2021

Units Sold
70



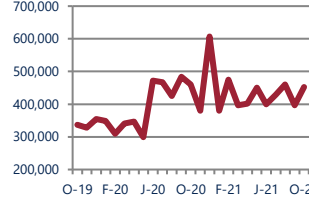
Down -37%
 Vs. Year Ago

Active Inventory
124



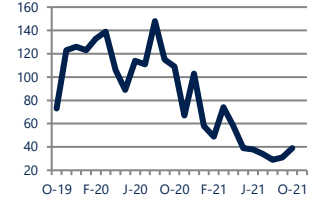
Down -37%
 Vs. Year Ago

Median Sale Price
\$452,500



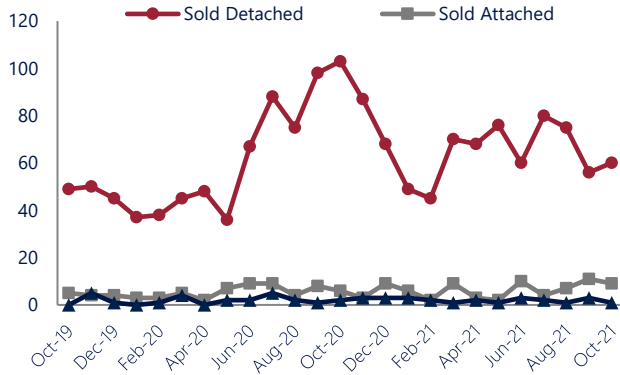
Down -2%
 Vs. Year Ago

Days On Market
39



Down -64%
 Vs. Year Ago

Units Sold*



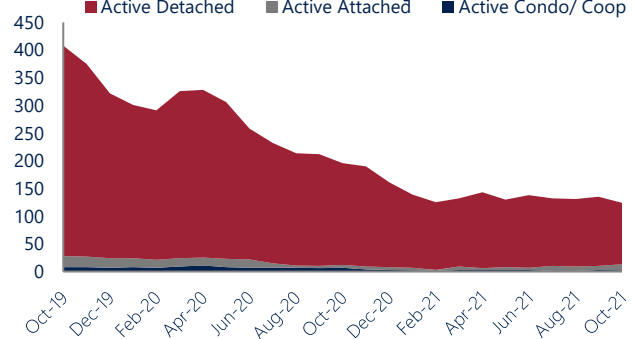
Units Sold

The number of units sold remained stable in October, with 70 sold this month in Talbot County. This month's total units sold was lower than at this time last year, a decrease of 37% versus October 2020.

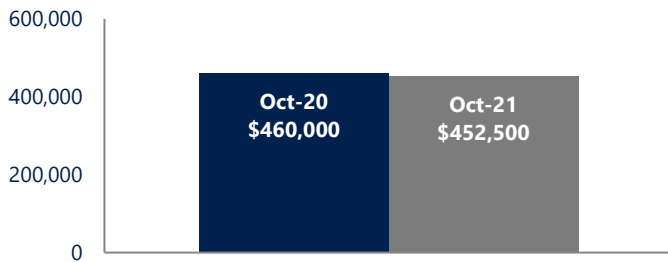
Active Inventory

Versus last year, the total number of homes available this month is lower by 72 units or 37%. The total number of active inventory this October was 124 compared to 196 in October 2020. This month's total of 124 is lower than the previous month's total supply of available inventory of 135, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Talbot County Homes was \$460,000. This October, the median sale price was \$452,500, a decrease of 2% or \$7,500 compared to last year. The current median sold price is 14% higher than in September.

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



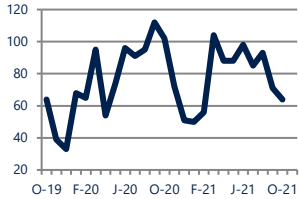
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

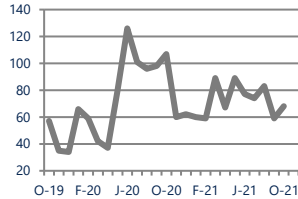
64



Down -37%
Vs. Year Ago

Current Contracts

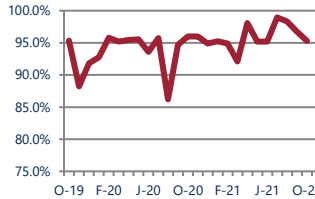
68



Down -36%
Vs. Year Ago

Sold Vs. List Price

95.3%



Down -0.7%
Vs. Year Ago

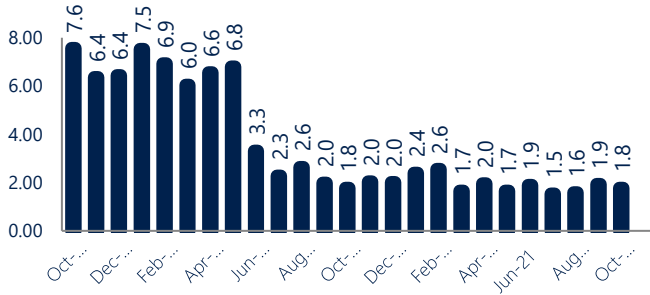
Months of Supply

1.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

In October, there was 1.8 months of supply available in Talbot County. The amount of supply is similar compared to a year ago.

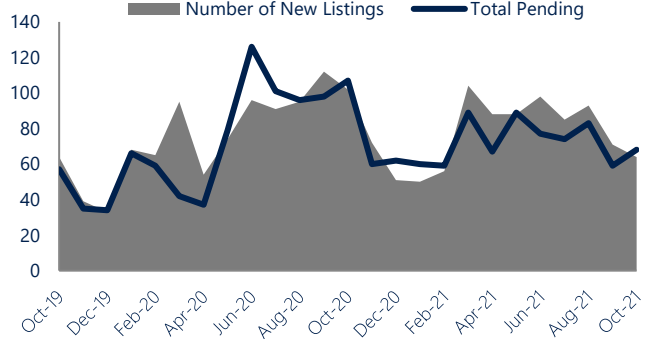
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

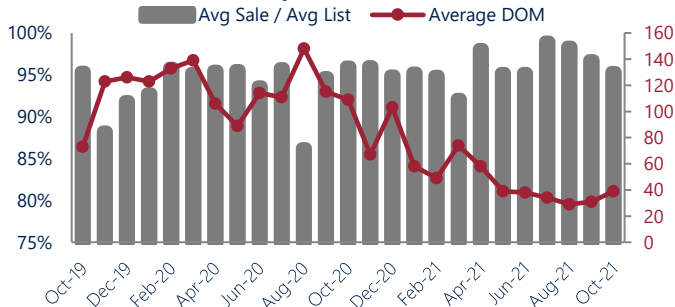
This month there were 64 homes newly listed for sale in Talbot County compared to 102 in October 2020, a decrease of 37%.

There were 68 current contracts pending sale this October compared to 107 a year ago. The number of current contracts is 36% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Talbot County was 95.3% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 109, a decrease of 64%.



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