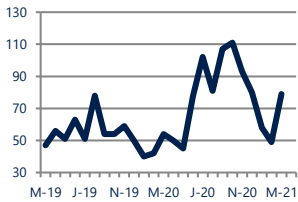




Focus On: **Talbot County Housing Market**

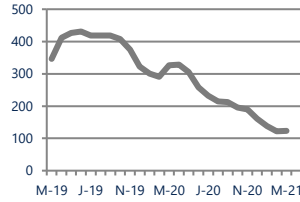
March 2021

Units Sold
79



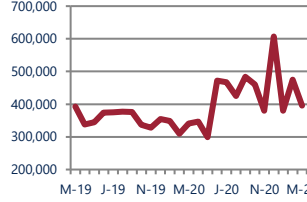
Up
Vs. Year Ago

Active Inventory
123



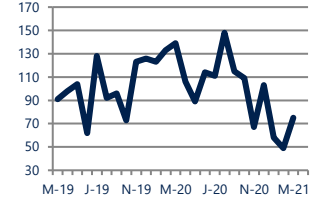
Down -62%
Vs. Year Ago

Median Sale Price
\$396,000



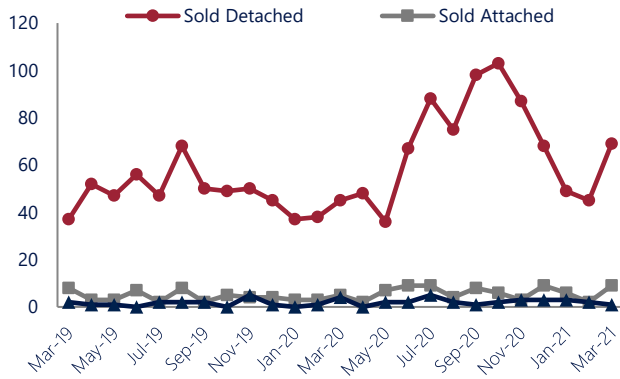
Up 16%
Vs. Year Ago

Days On Market
75



Down -46%
Vs. Year Ago

Units Sold*



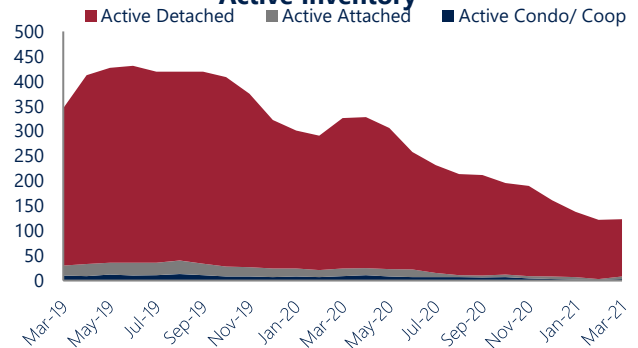
Units Sold

There was an increase in total units sold in March, with 79 sold this month in Talbot County. This month's total units sold was higher than at this time last year.

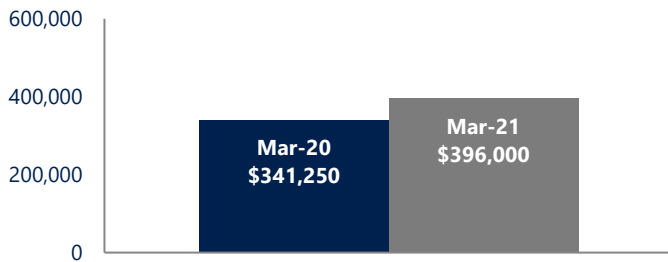
Active Inventory

Versus last year, the total number of homes available this month is lower by 203 units or 62%. The total number of active inventory this March was 123 compared to 326 in March 2020. This month's total of 123 is higher than the previous month's total supply of available inventory of 122, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Talbot County Homes was \$341,250. This March, the median sale price was \$396,000, an increase of 16% or \$54,750 compared to last year. The current median sold price is 17% lower than in February.

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.



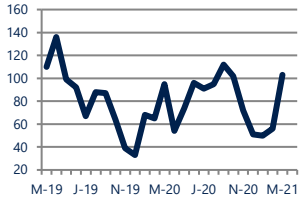


Focus On: Talbot County Housing Market

March 2021

New Listings

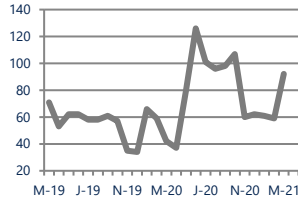
103



Up 8%
Vs. Year Ago

Current Contracts

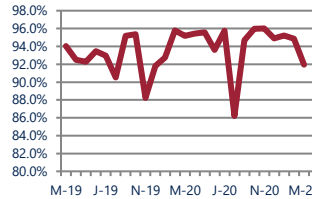
92



Up 119%
Vs. Year Ago

Sold Vs. List Price

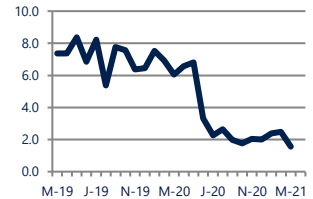
92.0%



Down -3.4%
Vs. Year Ago

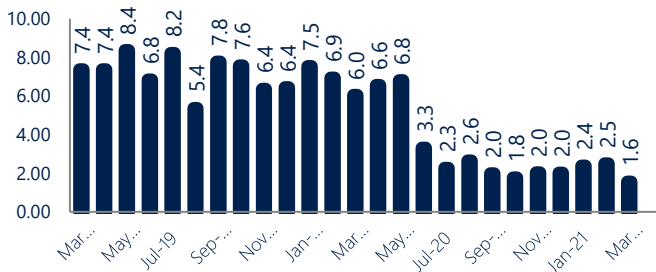
Months of Supply

1.6



Down -74%
Vs. Year Ago

Months Of Supply



Months of Supply

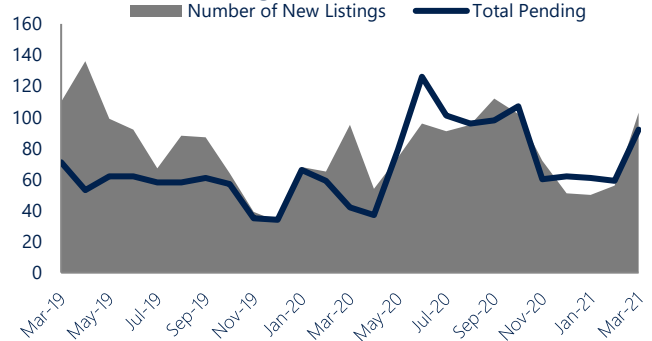
In March, there was 1.6 months of supply available in Talbot County, compared to 6.0 in March 2020. That is a decrease of 74% versus a year ago.

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.

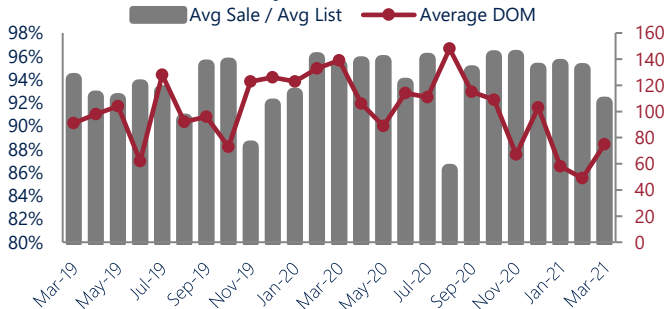
New Listings & Current Contracts

This month there were 103 homes newly listed for sale in Talbot County compared to 95 in March 2020, an increase of 8%. There were 92 current contracts pending sale this March compared to 42 a year ago. The number of current contracts is 119% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Talbot County was 92.0% of the average list price, which is 3.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 75, lower than the average last year, which was 139, a decrease of 46%.



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