

January thru May 2021 YTD

Dorchester County, MD

Sold Summary

	2021	2020	% Change
Sold Dollar Volume	\$63,298,354	\$34,954,292	81.09%
Avg Sold Price	\$257,214	\$224,363	14.64%
Median Sold Price	\$216,000	\$184,000	17.39%
Units Sold	241	150	60.67%
Avg Days on Market	65	93	-30.11%
Avg List Price for Solds	\$262,648	\$233,227	12.61%
Avg SP to OLP Ratio	96.7%	93.3%	3.67%
Ratio of Avg SP to Avg OLP	95.0%	89.9%	5.73%
Attached Avg Sold Price	\$215,343	\$185,709	15.96%
Detached Avg Sold Price	\$261,420	\$227,422	14.95%
Attached Units Sold	22	11	100.00%
Detached Units Sold	219	139	57.55%

Financing (Sold)

Assumption	0
Cash	57
Conventional	88
FHA	36
Other	13
Owner	1
VA	14

Days on Market (Sold)

0	0
1 to 10	81
11 to 20	26
21 to 30	19
31 to 60	38
61 to 90	18
91 to 120	13
121 to 180	19
181 to 360	17
361 to 720	7
721+	3

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.

Sold Detail

Active 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	1	0	3	0	0	0	0	1	0	0
\$50K to \$99,999	9	0	10	0	5	0	0	5	0	0
\$100K to \$149,999	6	1	22	3	3	0	0	7	0	0
\$150K to \$199,999	7	5	23	3	5	1	0	8	2	0
\$200K to \$299,999	5	1	44	4	22	0	1	14	3	0
\$300K to \$399,999	1	1	10	0	13	0	0	16	0	2
\$400K to \$499,999	0	0	10	1	5	0	1	7	0	0
\$500K to \$599,999	0	0	3	0	2	0	0	6	0	0
\$600K to \$799,999	0	0	1	0	2	0	0	5	0	0
\$800K to \$999,999	0	0	1	0	2	0	0	1	0	0
\$1M to \$2,499,999	0	0	2	0	2	0	0	7	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	29	8	129	11	61	1	2	79	5	2
Avg Sold Price	\$142,928	\$199,162	\$245,776	\$205,887	\$350,835	\$164,500	\$357,500			
Prev Year - Avg Sold Price	\$144,622	\$0	\$190,722	\$159,750	\$339,000	\$285,000	\$186,466			
Avg Sold % Change	-1.17%	0.00%	28.87%	28.88%	3.49%	-42.28%	91.72%			
Prev Year - # of Solds	18	0	81	4	40	1	6			