

March 2026

Saint Marys County, MD

Sold Summary

	Mar 2026	Mar 2025	% Change
Sold Dollar Volume	\$38,317,510	\$37,826,085	1.30%
Avg Sold Price	\$438,467	\$490,683	-10.64%
Median Sold Price	\$425,000	\$420,000	1.19%
Units Sold	87	77	12.99%
Avg Days on Market	32	25	28.00%
Avg List Price for Solds	\$440,431	\$491,247	-10.34%
Avg SP to OLP Ratio	98.5%	98.5%	0.02%
Ratio of Avg SP to Avg OLP	98.1%	98.7%	-0.62%
Attached Avg Sold Price	\$357,977	\$328,968	8.82%
Detached Avg Sold Price	\$464,078	\$540,020	-14.06%
Attached Units Sold	21	18	16.67%
Detached Units Sold	66	59	11.86%

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.

Inventory

	Mar 2026	Mar 2025	% Change
Active Listings	182	176	3.41%
New Listings	130	113	15.04%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	133	120	10.83%
All Pendings	184	144	27.78%

Financing (Sold)

Assumption	0
Cash	8
Conventional	34
FHA	14
Other	4
Owner	0
VA	24

Days on Market (Sold)

0	3
1 to 10	36
11 to 20	12
21 to 30	8
31 to 60	11
61 to 90	8
91 to 120	2
121 to 180	4
181 to 360	3
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	2	2	4	1	0	0	1
\$300K to \$399,999	3	1	11	8	2	0	1
\$400K to \$499,999	1	0	11	4	12	3	0
\$500K to \$599,999	0	0	0	0	14	0	0
\$600K to \$799,999	0	0	0	0	5	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
<b>Total</b>	<b>6</b>	<b>3</b>	<b>26</b>	<b>13</b>	<b>34</b>	<b>3</b>	<b>2</b>
Avg Sold Price	\$337,550	\$304,966	\$386,015	\$365,217	\$546,101	\$436,600	\$272,500
Prev Year - Avg Sold Price	\$323,333	\$217,500	\$414,946	\$319,705	\$646,892	\$395,874	\$310,000
Avg Sold % Change	4.40%	40.21%	-6.97%	14.24%	-15.58%	10.29%	-12.10%
Prev Year - # of Solds	3	2	23	10	33	5	1

Active Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	2	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	4	1	0	0	0	0	0
\$200K to \$299,999	10	6	4	1	0	0	5
\$300K to \$399,999	21	7	11	8	2	0	0
\$400K to \$499,999	41	14	11	4	12	3	0
\$500K to \$599,999	17	0	0	0	14	0	0
\$600K to \$799,999	34	0	0	0	5	0	0
\$800K to \$999,999	7	0	0	0	0	0	0
\$1M to \$2,499,999	11	0	0	0	1	0	0
\$2.5M to \$4,999,999	1	0	0	0	0	0	0
\$5,000,000+	1	0	0	0	0	0	0
<b>Total</b>	<b>149</b>	<b>28</b>	<b>26</b>	<b>13</b>	<b>34</b>	<b>3</b>	<b>5</b>