Local Market **Insight**

March 2026

Saint Marys County, MD

New Listings 130

36.8% from Feb 2026: **95**

15.0% from Mar 2025: **113**

YTD	2026	2025	+/-
	372	**325**	14.5%

5-year Mar average: **137**

New Pendings 133

40.0% from Feb 2026: **95**

10.8% from Mar 2025: **120**

YTD	2026	2025	+/-
	311	**293**	6.1%

5-year Mar average: **138**

Closed Sales 87

3.6% from Feb 2026: **84**

13.0% from Mar 2025: **77**

YTD	2026	2025	+/-
	243	**246**	-1.2%

5-year Mar average: **111**

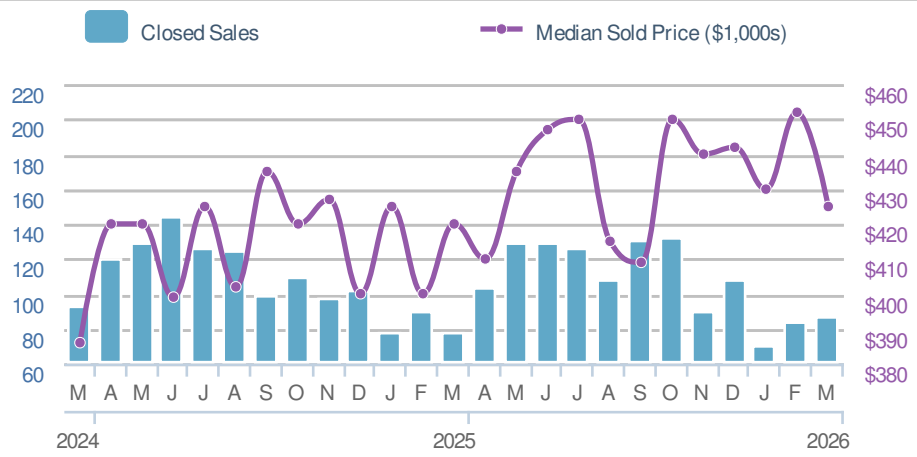
Median Sold Price $425,000

-6.1% from Feb 2026: **$452,450**

1.2% from Mar 2025: **$420,000**

YTD	2026	2025	+/-
	$430,000	**$411,000**	4.6%

5-year Mar average: **$393,650**



Active Listings 182

182

Min 126 | 157 | Max 182

5-year Mar average

Feb 2026	Mar 2025
166	**176**

Avg DOM 32

32

Min 18 | 27 | Max 36

5-year Mar average

Feb 2026	Mar 2025	YTD
54	**25**	**44**

Avg Sold to OLP Ratio 98.5%

98.5%

Min 97.4% | 98.8% | Max 100.4%

5-year Mar average

Feb 2026	Mar 2025	YTD
97.1%	**98.5%**	**97.5%**

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