

June 2026

Saint Marys County, MD

Sold Summary

	Jun 2026	Jun 2025	% Change
Sold Dollar Volume	\$85,794,693	\$59,831,000	43.40%
Avg Sold Price	\$532,024	\$469,638	13.28%
Median Sold Price	\$489,000	\$447,320	9.32%
Units Sold	161	128	25.78%
Avg Days on Market	21	18	16.67%
Avg List Price for Solds	\$532,886	\$467,429	14.00%
Avg SP to OLP Ratio	99.5%	99.6%	-0.12%
Ratio of Avg SP to Avg OLP	99.2%	99.7%	-0.48%
Attached Avg Sold Price	\$353,442	\$328,063	7.74%
Detached Avg Sold Price	\$560,289	\$492,804	13.69%
Attached Units Sold	22	18	22.22%
Detached Units Sold	139	110	26.36%

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

	Jun 2026	Jun 2025	% Change
Active Listings	222	238	-6.72%
New Listings	138	149	-7.38%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	133	140	-5.00%
All Pendings	194	159	22.01%

Financing (Sold)

Assumption	0
Cash	10
Conventional	73
FHA	14
Other	2
Owner	0
VA	53

Days on Market (Sold)

0	8
1 to 10	82
11 to 20	25
21 to 30	17
31 to 60	13
61 to 90	5
91 to 120	2
121 to 180	5
181 to 360	4
361 to 720	0
721+	0

Sold 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	0	0	0	0	0	0	0	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	4	0	0
\$150K to \$199,999	0	0	1	0	0	0	0	2	1	1
\$200K to \$299,999	2	1	2	2	1	0	4	11	11	3
\$300K to \$399,999	0	3	11	4	8	1	1	36	12	0
\$400K to \$499,999	0	0	17	1	23	5	0	39	15	0
\$500K to \$599,999	0	0	7	0	21	0	0	28	0	0
\$600K to \$799,999	0	0	4	0	29	0	0	33	0	1
\$800K to \$999,999	0	0	0	0	9	0	0	10	0	0
\$1M to \$2,499,999	0	0	1	0	2	0	0	12	0	0
\$2.5M to \$4,999,999	0	0	1	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	2	4	44	7	93	6	5	178	39	5
Avg Sold Price	\$287,500	\$321,250	\$505,660	\$344,946	\$592,001	\$454,350	\$270,000			
Prev Year - Avg Sold Price	\$376,000	\$225,000	\$402,221	\$317,553	\$559,959	\$410,875	\$226,000			
Avg Sold % Change	-23.54%	42.78%	25.72%	8.63%	5.72%	10.58%	19.47%			
Prev Year - # of Solds	5	1	41	12	64	4	1			

Active Detail