

May 2026

Saint Marys County, MD

Sold Summary

	May 2026	May 2025	% Change
Sold Dollar Volume	\$68,928,062	\$61,010,143	12.98%
Avg Sold Price	\$513,627	\$477,401	7.59%
Median Sold Price	\$463,275	\$435,000	6.50%
Units Sold	133	128	3.91%
Avg Days on Market	19	18	5.56%
Avg List Price for Solds	\$518,256	\$480,394	7.88%
Avg SP to OLP Ratio	99.8%	98.9%	1.00%
Ratio of Avg SP to Avg OLP	98.3%	98.7%	-0.35%
Attached Avg Sold Price	\$350,136	\$354,707	-1.29%
Detached Avg Sold Price	\$561,246	\$510,528	9.93%
Attached Units Sold	30	27	11.11%
Detached Units Sold	103	101	1.98%

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

	May 2026	May 2025	% Change
Active Listings	209	228	-8.33%
New Listings	136	142	-4.23%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	166	137	21.17%
All Pendings	232	157	47.77%

Financing (Sold)

Assumption	0
Cash	16
Conventional	47
FHA	20
Other	0
Owner	0
VA	46

Days on Market (Sold)

0	3
1 to 10	72
11 to 20	15
21 to 30	13
31 to 60	21
61 to 90	4
91 to 120	0
121 to 180	3
181 to 360	2
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	1	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	2	0	0
\$150K to \$199,999	0	1	1	0	1	0	1	5	2	1
\$200K to \$299,999	0	2	2	3	1	0	4	7	12	1
\$300K to \$399,999	3	2	8	3	3	0	0	34	7	0
\$400K to \$499,999	0	0	10	7	24	7	0	39	13	0
\$500K to \$599,999	0	0	3	0	11	0	0	33	0	0
\$600K to \$799,999	0	0	6	0	17	0	0	29	0	0
\$800K to \$999,999	0	0	1	0	4	0	0	10	0	0
\$1M to \$2,499,999	0	0	1	0	6	0	0	11	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	4	5	32	13	67	7	5	173	34	2
Avg Sold Price	\$260,000	\$273,380	\$497,181	\$372,907	\$609,829	\$459,200	\$215,000			
Prev Year - Avg Sold Price	\$0	\$290,000	\$388,162	\$365,001	\$595,562	\$405,416	\$237,500			
Avg Sold % Change	0.00%	-5.73%	28.09%	2.17%	2.40%	13.27%	-9.47%			
Prev Year - # of Solds	0	3	41	17	60	5	2			

Active Detail