Local Market **Insight**

May 2026

Saint Marys County, MD

New Listings 136

-17.1% from Apr 2026: **164**

-4.2% from May 2025: **142**

YTD	2026	2025	+/-
	755	**682**	10.7%

5-year May average: **164**

New Pendings 166

20.3% from Apr 2026: **138**

21.2% from May 2025: **137**

YTD	2026	2025	+/-
	607	**539**	12.6%

5-year May average: **165**

Closed Sales 133

27.9% from Apr 2026: **104**

3.9% from May 2025: **128**

YTD	2026	2025	+/-
	491	**480**	2.3%

5-year May average: **136**

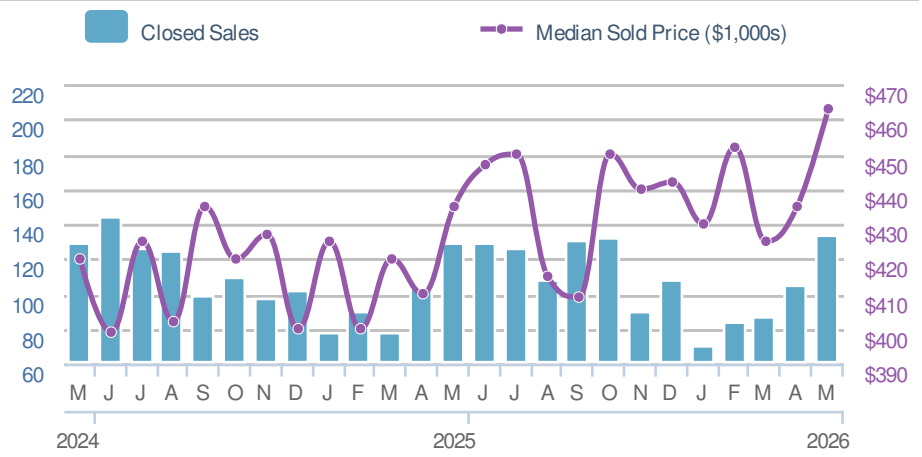
Median Sold Price $463,275

6.5% from Apr 2026: **$435,000**

6.5% from May 2025: **$435,000**

YTD	2026	2025	+/-
	$440,000	**$416,000**	5.8%

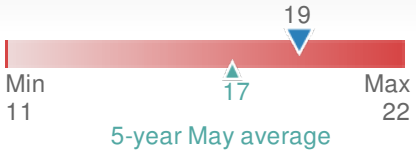
5-year May average: **$420,169**



Active Listings 209

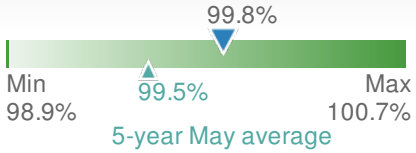
Apr 2026	May 2025
226	**228**

Avg DOM 19



Apr 2026	May 2025	YTD
27	**18**	**33**

Avg Sold to OLP Ratio 99.8%



Apr 2026	May 2025	YTD
98.8%	**98.9%**	**98.4%**

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