

August 2026

Saint Marys County, MD

Sold Summary

	Aug 2026	Aug 2025	% Change
Sold Dollar Volume	\$56,213,023	\$46,981,876	19.65%
Avg Sold Price	\$487,619	\$437,769	11.39%
Median Sold Price	\$435,000	\$415,000	4.82%
Units Sold	115	107	7.48%
Avg Days on Market	26	30	-13.33%
Avg List Price for Solds	\$488,808	\$439,082	11.32%
Avg SP to OLP Ratio	98.8%	98.9%	-0.16%
Ratio of Avg SP to Avg OLP	98.8%	99.0%	-0.25%
Attached Avg Sold Price	\$371,250	\$317,215	17.03%
Detached Avg Sold Price	\$513,616	\$454,441	13.02%
Attached Units Sold	21	13	61.54%
Detached Units Sold	94	94	0.00%

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

	Aug 2026	Aug 2025	% Change
Active Listings	270	233	15.88%
New Listings	109	100	9.00%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	109	146	-25.34%
All Pendings	143	176	-18.75%

Financing (Sold)

Assumption	0
Cash	17
Conventional	48
FHA	17
Other	1
Owner	0
VA	28

Days on Market (Sold)

0	3
1 to 10	47
11 to 20	18
21 to 30	10
31 to 60	13
61 to 90	12
91 to 120	3
121 to 180	4
181 to 360	4
361 to 720	1
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	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	5	0	0
\$100K to \$149,999	1	0	0	0	0	0	0	3	0	0
\$150K to \$199,999	0	1	2	0	0	0	0	2	1	2
\$200K to \$299,999	1	1	0	2	1	0	3	8	18	2
\$300K to \$399,999	4	0	12	2	6	0	1	48	8	0
\$400K to \$499,999	0	0	10	3	21	8	0	53	11	0
\$500K to \$599,999	0	0	3	0	11	0	0	36	0	0
\$600K to \$799,999	2	0	1	0	12	0	0	49	0	1
\$800K to \$999,999	0	0	0	0	4	0	0	8	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0	12	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	8	2	28	7	58	8	4	227	38	5
Avg Sold Price	\$370,125	\$233,000	\$404,381	\$372,039	\$586,142	\$455,748	\$270,000			
Prev Year - Avg Sold Price	\$245,166	\$181,000	\$406,535	\$363,311	\$513,818	\$260,000	\$206,500			
Avg Sold % Change	50.97%	28.73%	-0.53%	2.40%	14.08%	75.29%	30.75%			
Prev Year - # of Solds	6	1	37	9	51	1	2			

Active Detail