

August 2026

Saint Marys County, MD

New Listings**109** **-19.3%**from Jul 2026:
135 **9.0%**from Aug 2025:
100

YTD	2026	2025	+/-
	1,256	1,194	5.2%

5-year Aug average: **131****New Pendings****109** **-3.5%**from Jul 2026:
113 **-25.3%**from Aug 2025:
146

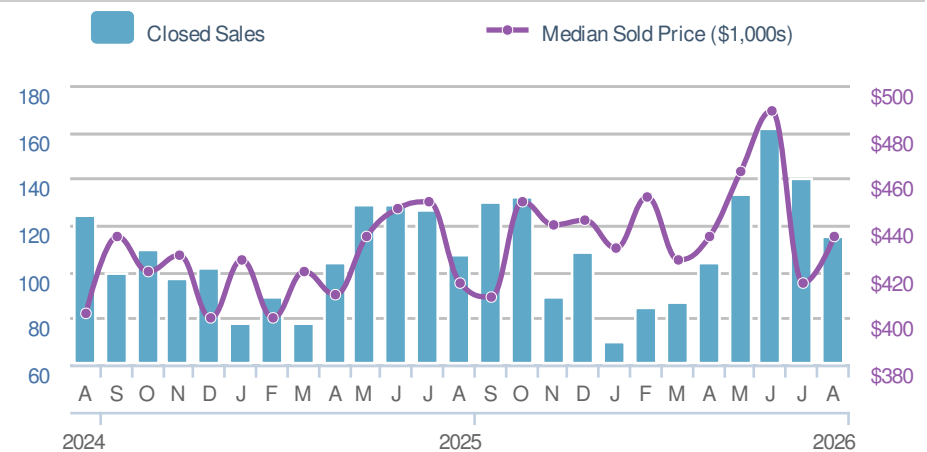
YTD	2026	2025	+/-
	942	932	1.1%

5-year Aug average: **141****Closed Sales****115** **-17.9%**from Jul 2026:
140 **7.5%**from Aug 2025:
107

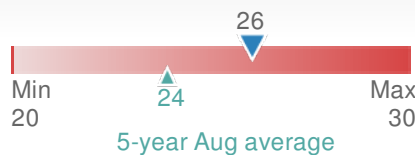
YTD	2026	2025	+/-
	915	855	7.0%

5-year Aug average: **132****Median Sold Price****\$435,000** **4.6%**from Jul 2026:
\$415,800 **4.8%**from Aug 2025:
\$415,000

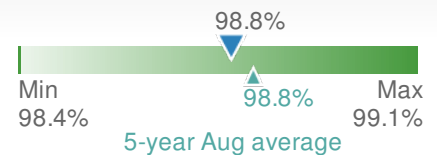
YTD	2026	2025	+/-
	\$443,000	\$425,000	4.2%

5-year Aug average: **\$411,300****Active Listings****270**

Jul 2026	Aug 2025
252	233

Avg DOM**26**

Jul 2026	Aug 2025	YTD
19	30	28

Avg Sold to OLP Ratio**98.8%**

Jul 2026	Aug 2025	YTD
99.9%	98.9%	98.9%