

Talbot County, MD

County · MD · Maryland

SELLER'S MARKET

\$544K

MEDIAN SALE PRICE

+11.2%

1-YR CHANGE

677

SALES (12 MO)

\$481K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

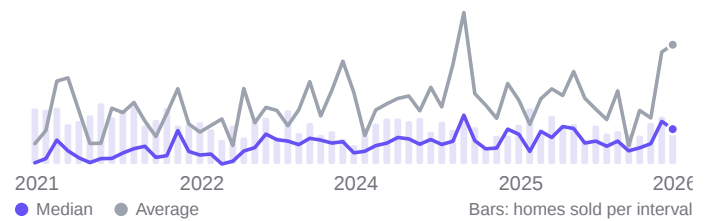
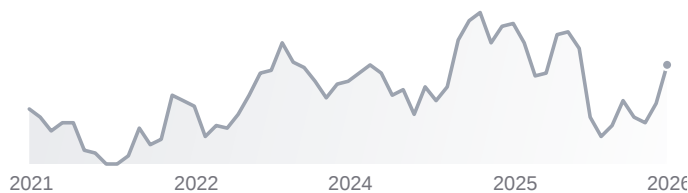
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$560K · Average \$1.2M

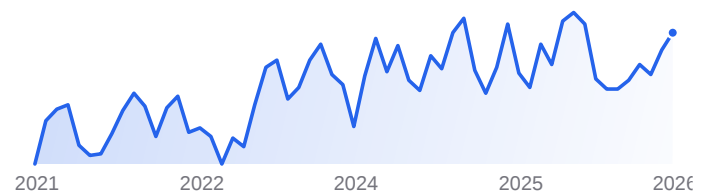
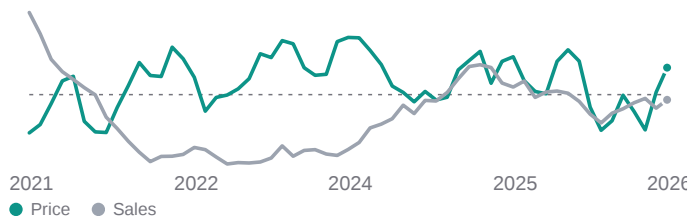


Growth (year over year)

Price +11.2% · Sales -2.2%

Price per square foot

\$270/ft²

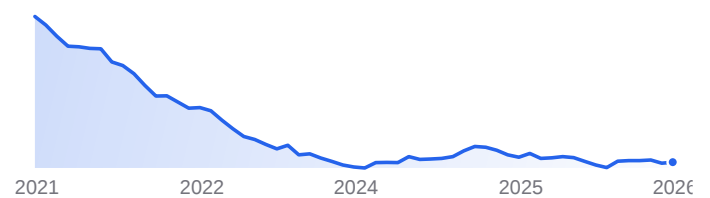
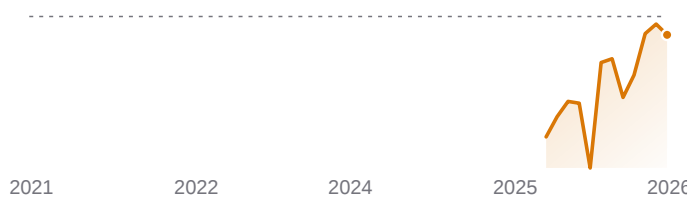


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

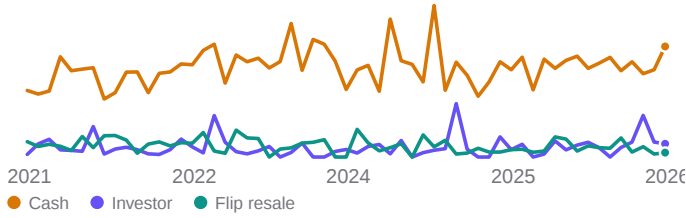
3.9%



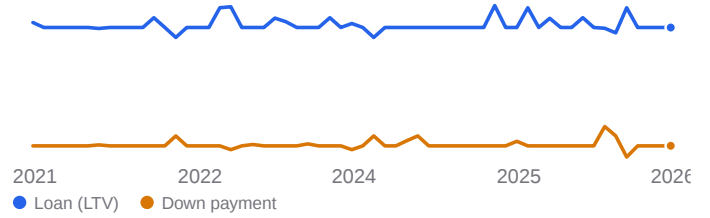
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 5.9% · Flip resale 2.0%

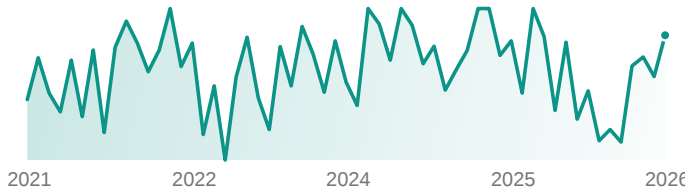


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



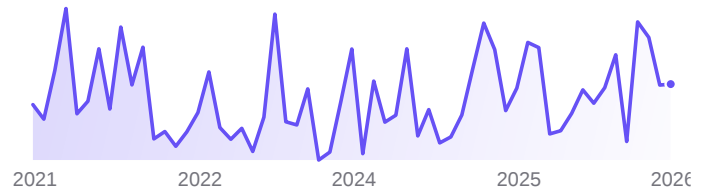
Sellers who sold at a gain

97%



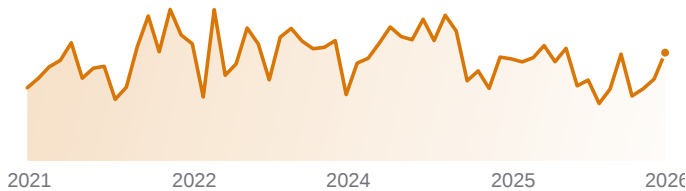
Typical hold before selling

7.8 yrs



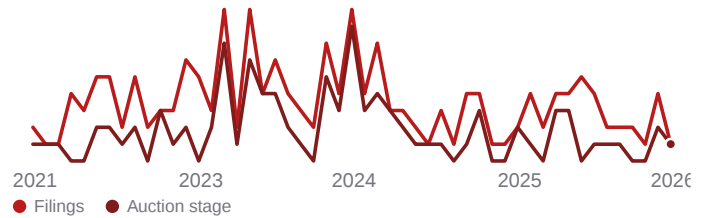
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	17,362
Median value (AVM)	\$481K
Median size	1,984 ft²
Median year built	1985
Single family	84%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.7%
Owner occupied	72%
Company owned	18%
Median loan-to-value	45%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	38,437
Density	143 / mi²
Median household income	\$84K
Average household income	\$118K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	34
Homes occupied	83%
Bachelor's or higher	23%
Poverty rate	10.9%
Unemployment	0.9%
Average temp	57°F
Annual precip	44 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.