

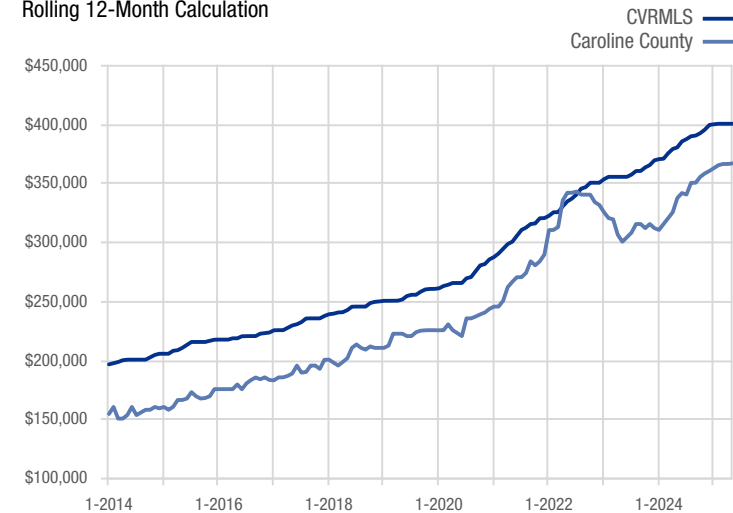
Caroline County

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	30	14	- 53.3%	132	108	- 18.2%
Pending Sales	23	15	- 34.8%	98	83	- 15.3%
Closed Sales	24	17	- 29.2%	86	77	- 10.5%
Days on Market Until Sale	32	17	- 46.9%	33	35	+ 6.1%
Median Sales Price*	\$360,175	\$370,000	+ 2.7%	\$355,000	\$370,000	+ 4.2%
Average Sales Price*	\$360,968	\$379,138	+ 5.0%	\$351,139	\$417,915	+ 19.0%
Percent of Original List Price Received*	98.3%	98.4%	+ 0.1%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	46	36	- 21.7%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

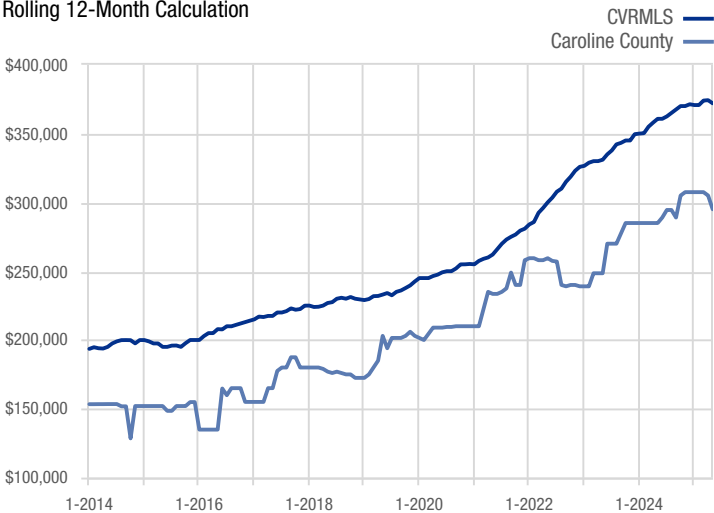
Condo/Town	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	0	- 100.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	3	—	—	3	—
Median Sales Price*	—	\$245,000	—	—	\$265,000	—
Average Sales Price*	—	\$245,000	—	—	\$265,000	—
Percent of Original List Price Received*	—	102.1%	—	—	101.1%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family  
Rolling 12-Month Calculation



Median Sales Price - Condo/Town  
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.