

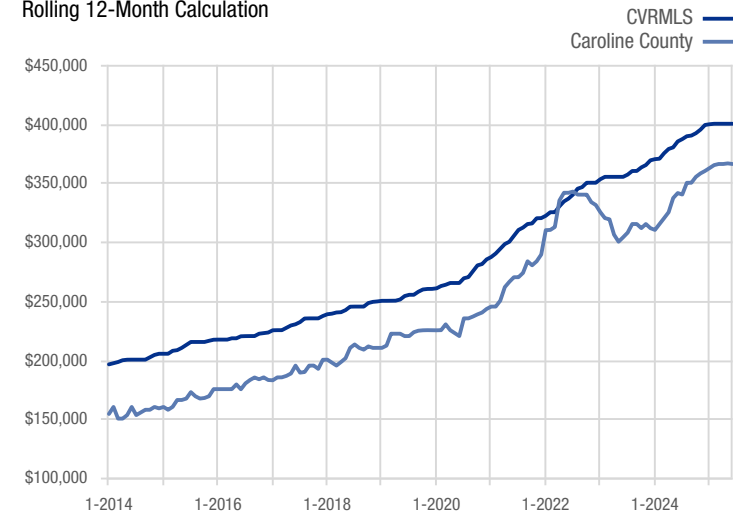
Caroline County

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	27	18	- 33.3%	159	128	- 19.5%
Pending Sales	16	20	+ 25.0%	114	101	- 11.4%
Closed Sales	25	13	- 48.0%	111	90	- 18.9%
Days on Market Until Sale	33	33	0.0%	33	35	+ 6.1%
Median Sales Price*	\$347,900	\$310,000	- 10.9%	\$355,000	\$364,450	+ 2.7%
Average Sales Price*	\$378,160	\$320,685	- 15.2%	\$357,225	\$403,870	+ 13.1%
Percent of Original List Price Received*	96.8%	100.4%	+ 3.7%	98.1%	99.2%	+ 1.1%
Inventory of Homes for Sale	52	27	- 48.1%	—	—	—
Months Supply of Inventory	2.9	1.6	- 44.8%	—	—	—

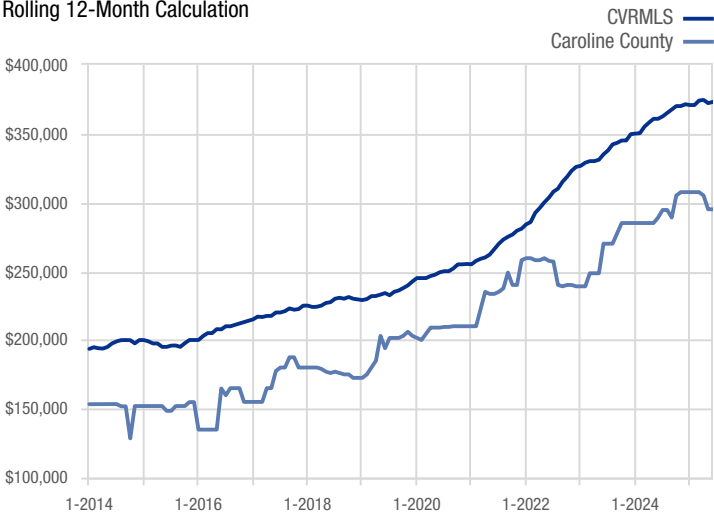
Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	0	- 100.0%	3	3	0.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	3	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of Original List Price Received*	—	—	—	—	101.1%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

* 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.