

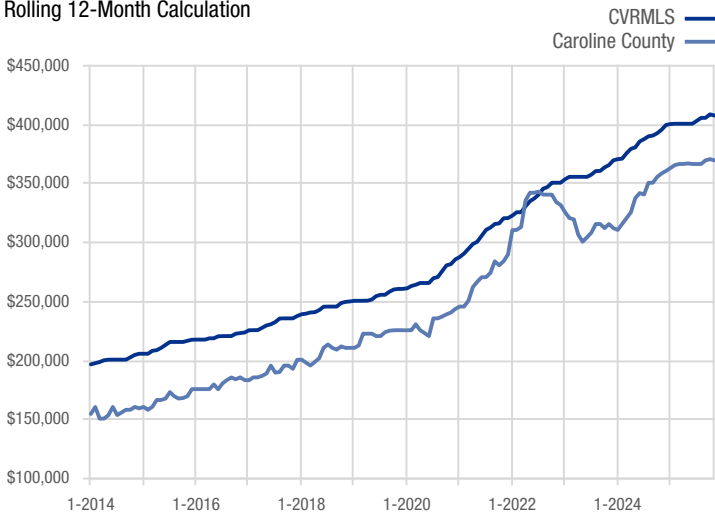
Caroline County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	33	7	- 78.8%	326	214	- 34.4%
Pending Sales	9	12	+ 33.3%	202	154	- 23.8%
Closed Sales	13	10	- 23.1%	209	153	- 26.8%
Days on Market Until Sale	46	39	- 15.2%	33	36	+ 9.1%
Median Sales Price*	\$407,900	\$335,000	- 17.9%	\$360,000	\$369,950	+ 2.8%
Average Sales Price*	\$490,747	\$547,530	+ 11.6%	\$369,662	\$407,373	+ 10.2%
Percent of Original List Price Received*	98.3%	98.1%	- 0.2%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	62	33	- 46.8%	—	—	—
Months Supply of Inventory	3.4	2.3	- 32.4%	—	—	—

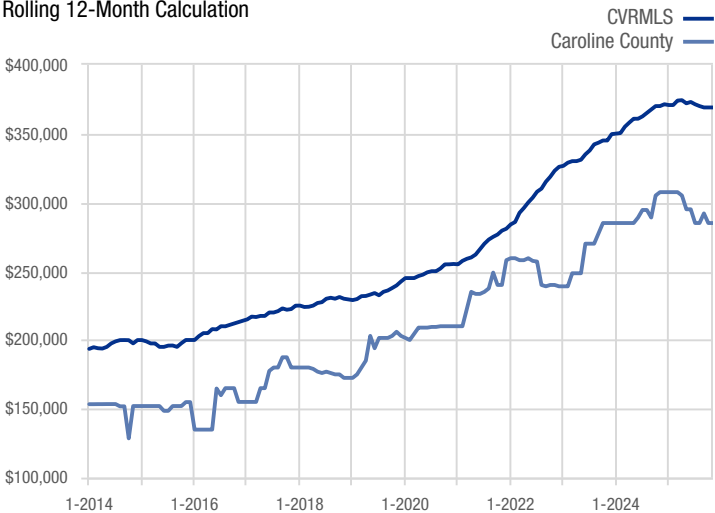
Condo/Town	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	3	6	+ 100.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	3	+ 50.0%
Days on Market Until Sale	—	—	—	6	5	- 16.7%
Median Sales Price*	—	—	—	\$307,450	\$285,000	- 7.3%
Average Sales Price*	—	—	—	\$307,450	\$276,333	- 10.1%
Percent of Original List Price Received*	—	—	—	101.7%	101.2%	- 0.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.