

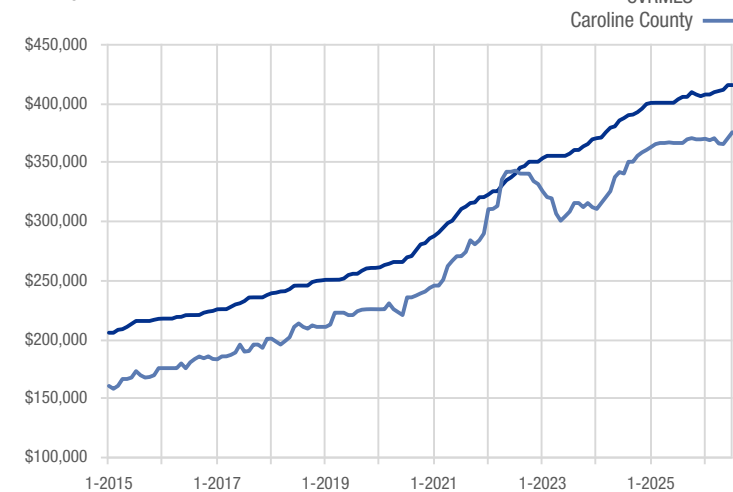
Caroline County

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	19	17	- 10.5%	149	159	+ 6.7%
Pending Sales	13	18	+ 38.5%	113	108	- 4.4%
Closed Sales	20	17	- 15.0%	112	91	- 18.8%
Days on Market Until Sale	38	80	+ 110.5%	35	51	+ 45.7%
Median Sales Price*	\$367,925	\$411,000	+ 11.7%	\$365,450	\$375,000	+ 2.6%
Average Sales Price*	\$362,291	\$465,346	+ 28.4%	\$396,311	\$419,604	+ 5.9%
Percent of Original List Price Received*	98.3%	95.8%	- 2.5%	99.0%	96.8%	- 2.2%
Inventory of Homes for Sale	35	59	+ 68.6%	—	—	—
Months Supply of Inventory	2.2	4.5	+ 104.5%	—	—	—

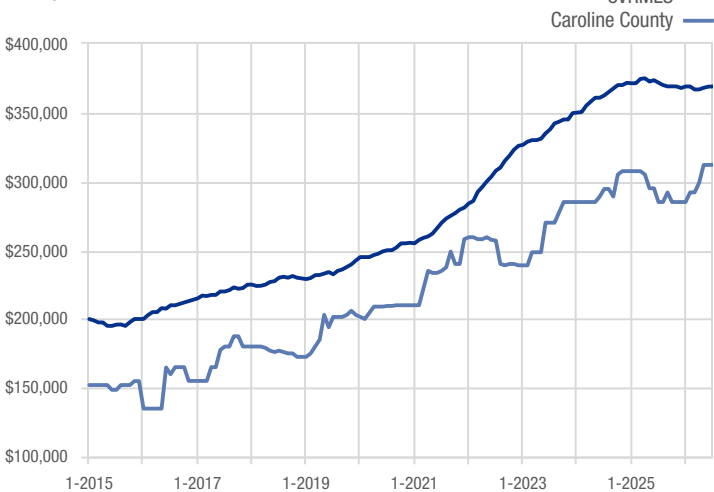
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1	0	- 100.0%	4	16	+ 300.0%
Pending Sales	0	1	—	2	8	+ 300.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	3	4	+ 33.3%
Median Sales Price*	—	—	—	\$265,000	\$324,950	+ 22.6%
Average Sales Price*	—	—	—	\$265,000	\$324,950	+ 22.6%
Percent of Original List Price Received*	—	—	—	101.1%	100.0%	- 1.1%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	1.0	4.0	+ 300.0%	—	—	—

* 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.