

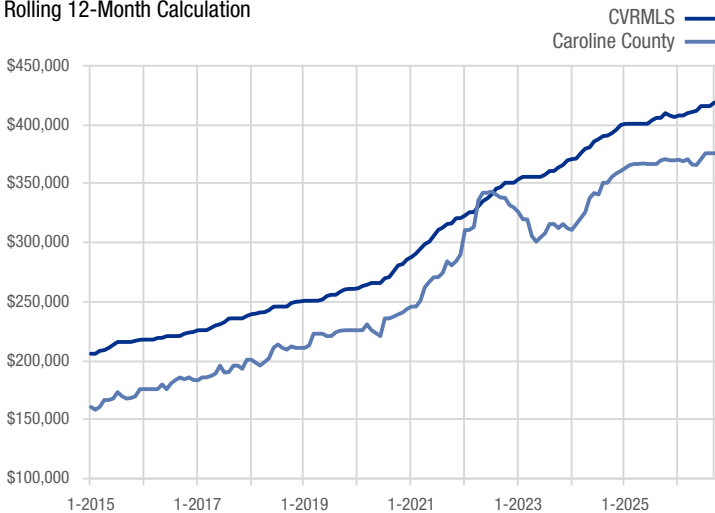
Caroline County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	17	33	+ 94.1%	183	221	+ 20.8%
Pending Sales	12	18	+ 50.0%	133	135	+ 1.5%
Closed Sales	13	6	- 53.8%	138	113	- 18.1%
Days on Market Until Sale	39	46	+ 17.9%	35	51	+ 45.7%
Median Sales Price*	\$380,975	\$365,000	- 4.2%	\$369,000	\$377,000	+ 2.2%
Average Sales Price*	\$414,885	\$377,913	- 8.9%	\$396,946	\$421,082	+ 6.1%
Percent of Original List Price Received*	100.5%	96.0%	- 4.5%	99.2%	96.8%	- 2.4%
Inventory of Homes for Sale	35	66	+ 88.6%	—	—	—
Months Supply of Inventory	2.4	4.9	+ 104.2%	—	—	—

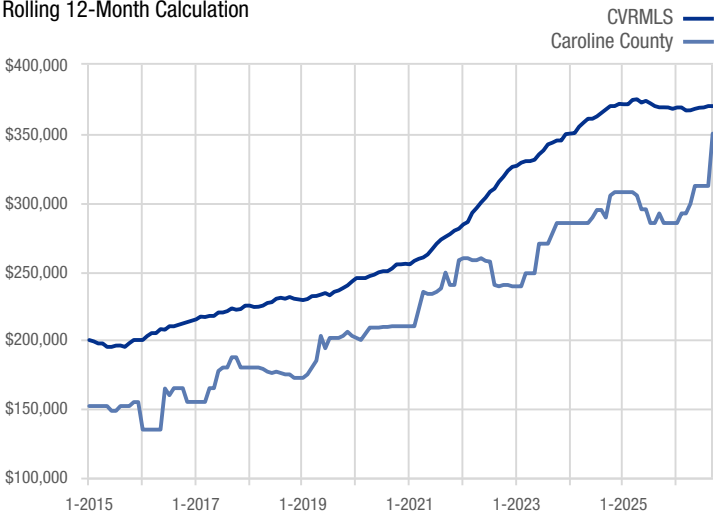
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	9	—	5	25	+ 400.0%
Pending Sales	0	2	—	3	10	+ 233.3%
Closed Sales	1	5	+ 400.0%	3	6	+ 100.0%
Days on Market Until Sale	10	40	+ 300.0%	5	34	+ 580.0%
Median Sales Price*	\$299,000	\$349,990	+ 17.1%	\$285,000	\$349,990	+ 22.8%
Average Sales Price*	\$299,000	\$352,240	+ 17.8%	\$276,333	\$347,692	+ 25.8%
Percent of Original List Price Received*	101.4%	95.1%	- 6.2%	101.2%	95.9%	- 5.2%
Inventory of Homes for Sale	1	10	+ 900.0%	—	—	—
Months Supply of Inventory	1.0	6.0	+ 500.0%	—	—	—

* 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.