

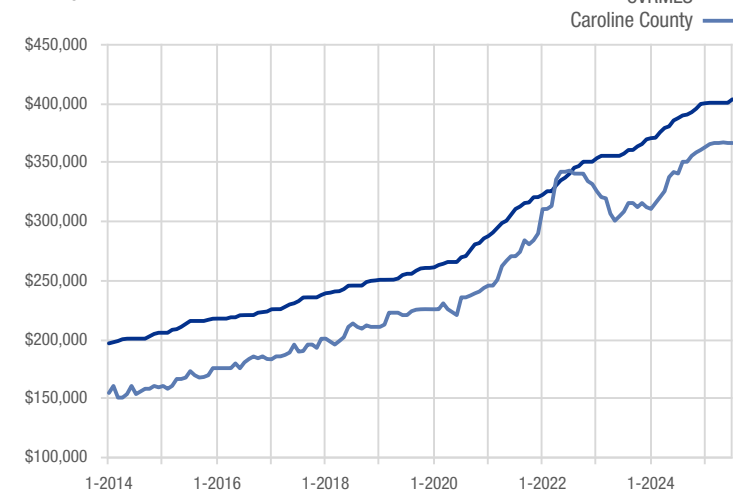
Caroline County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	41	19	- 53.7%	200	148	- 26.0%
Pending Sales	27	14	- 48.1%	141	112	- 20.6%
Closed Sales	22	20	- 9.1%	133	110	- 17.3%
Days on Market Until Sale	34	38	+ 11.8%	33	35	+ 6.1%
Median Sales Price*	\$384,900	\$367,925	- 4.4%	\$355,000	\$365,450	+ 2.9%
Average Sales Price*	\$361,255	\$362,291	+ 0.3%	\$357,891	\$396,311	+ 10.7%
Percent of Original List Price Received*	98.7%	98.3%	- 0.4%	98.2%	99.0%	+ 0.8%
Inventory of Homes for Sale	57	32	- 43.9%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

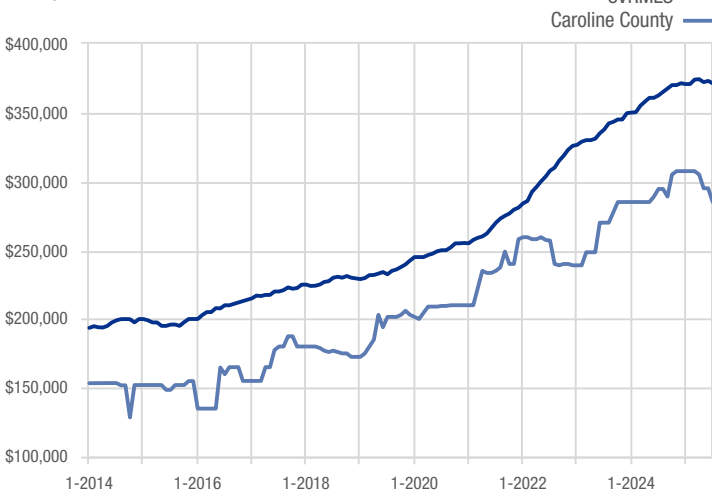
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	1	—	3	4	+ 33.3%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	6	—	—	6	3	- 50.0%
Median Sales Price*	\$305,000	—	—	\$305,000	\$265,000	- 13.1%
Average Sales Price*	\$305,000	—	—	\$305,000	\$265,000	- 13.1%
Percent of Original List Price Received*	103.4%	—	—	103.4%	101.1%	- 2.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

* 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.