

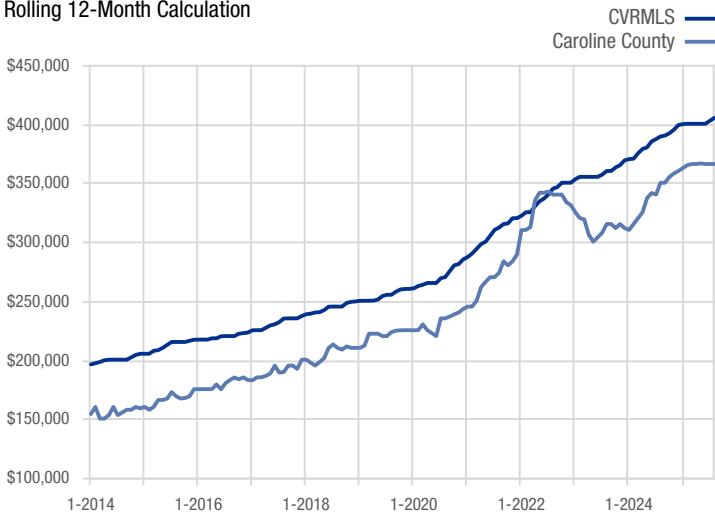
Caroline County

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	23	16	- 30.4%	223	164	- 26.5%
Pending Sales	19	9	- 52.6%	160	120	- 25.0%
Closed Sales	31	13	- 58.1%	164	123	- 25.0%
Days on Market Until Sale	33	35	+ 6.1%	33	35	+ 6.1%
Median Sales Price*	\$380,000	\$375,000	- 1.3%	\$358,200	\$369,000	+ 3.0%
Average Sales Price*	\$385,694	\$385,765	+ 0.0%	\$363,147	\$395,196	+ 8.8%
Percent of Original List Price Received*	98.3%	100.1%	+ 1.8%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	53	34	- 35.8%	—	—	—
Months Supply of Inventory	3.0	2.3	- 23.3%	—	—	—

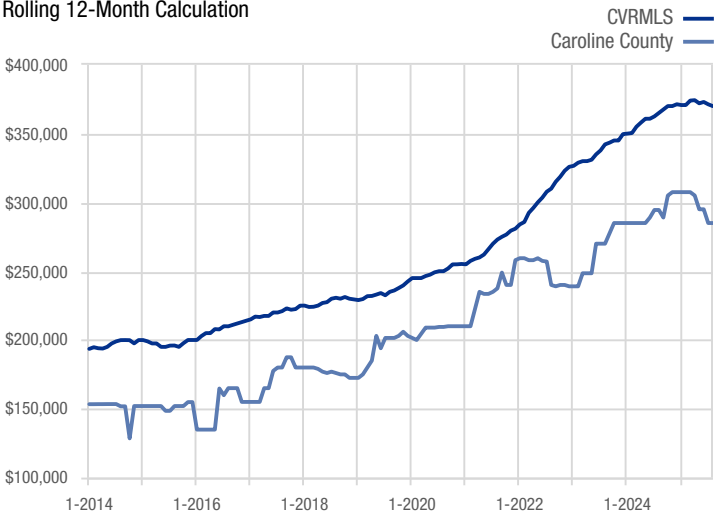
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	1	—	3	5	+ 66.7%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	6	3	- 50.0%
Median Sales Price*	—	—	—	\$305,000	\$265,000	- 13.1%
Average Sales Price*	—	—	—	\$305,000	\$265,000	- 13.1%
Percent of Original List Price Received*	—	—	—	103.4%	101.1%	- 2.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

* 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.