

## Caroline County

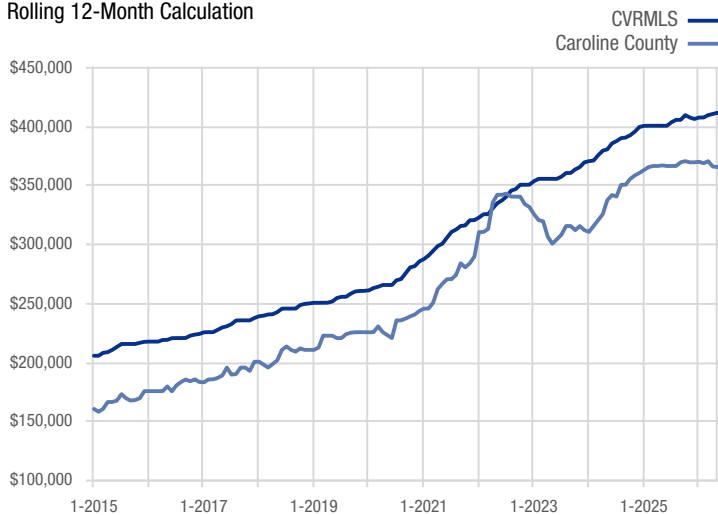
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	16	<b>26</b>	+ 62.5%	111	<b>125</b>	+ 12.6%
Pending Sales	13	<b>22</b>	+ 69.2%	82	<b>82</b>	0.0%
Closed Sales	17	<b>8</b>	- 52.9%	79	<b>54</b>	- 31.6%
Days on Market Until Sale	17	<b>47</b>	+ 176.5%	35	<b>52</b>	+ 48.6%
Median Sales Price*	\$370,000	<b>\$381,500</b>	+ 3.1%	\$370,000	<b>\$370,000</b>	0.0%
Average Sales Price*	\$379,138	<b>\$436,675</b>	+ 15.2%	\$417,915	<b>\$412,340</b>	- 1.3%
Percent of Original List Price Received*	98.4%	<b>97.1%</b>	- 1.3%	99.0%	<b>96.8%</b>	- 2.2%
Inventory of Homes for Sale	42	<b>62</b>	+ 47.6%	—	—	—
Months Supply of Inventory	2.4	<b>4.6</b>	+ 91.7%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	3	<b>10</b>	+ 233.3%
Pending Sales	0	<b>4</b>	—	2	<b>6</b>	+ 200.0%
Closed Sales	1	<b>0</b>	- 100.0%	2	<b>1</b>	- 50.0%
Days on Market Until Sale	3	—	—	3	<b>4</b>	+ 33.3%
Median Sales Price*	\$245,000	—	—	\$265,000	<b>\$324,950</b>	+ 22.6%
Average Sales Price*	\$245,000	—	—	\$265,000	<b>\$324,950</b>	+ 22.6%
Percent of Original List Price Received*	102.1%	—	—	101.1%	<b>100.0%</b>	- 1.1%
Inventory of Homes for Sale	1	<b>4</b>	+ 300.0%	—	—	—
Months Supply of Inventory	1.0	<b>2.3</b>	+ 130.0%	—	—	—

\* 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.

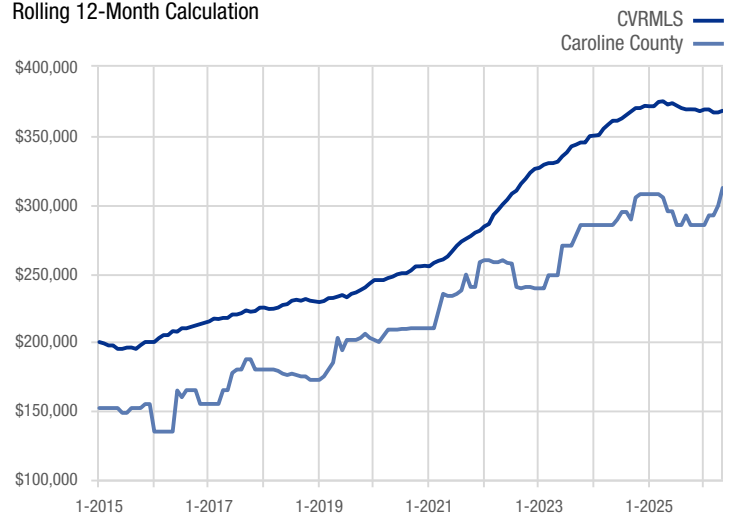
### Median Sales Price - Single-Family

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.