

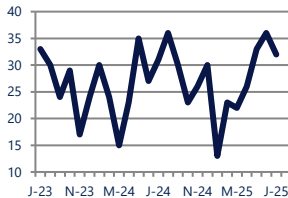
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAROLINE COUNTY HOUSING MARKET**

JULY 2025

Units Sold

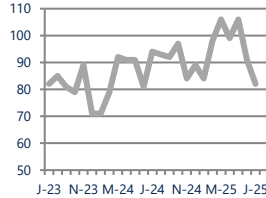
32



Up 3%
Vs. Year Ago

Active Inventory

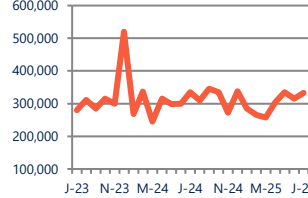
82



Down -13%
Vs. Year Ago

Median Sale Price

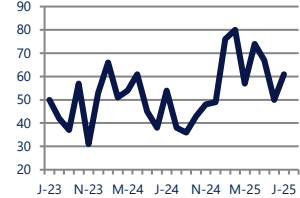
\$332,500



Down -1%
Vs. Year Ago

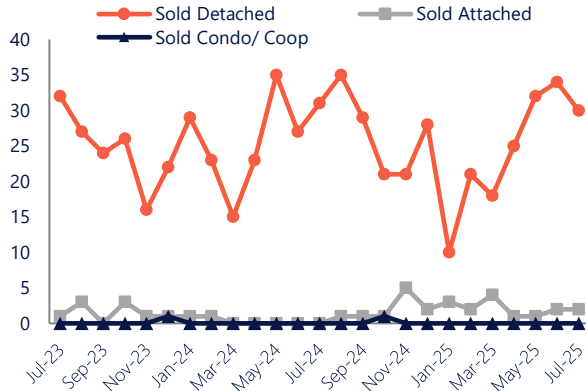
Days On Market

61



Up 13%
Vs. Year Ago

Units Sold*



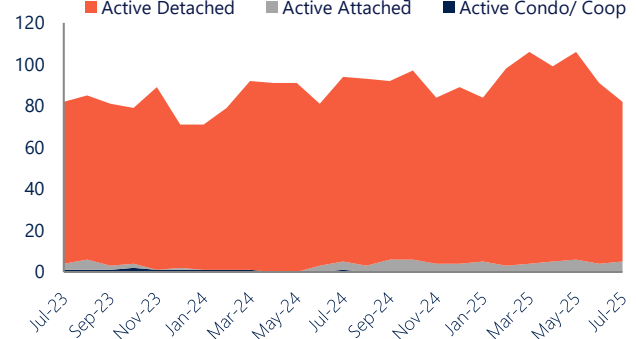
Units Sold

There was a decrease in total units sold in July, with 32 sold this month in Caroline County versus 36 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 3% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 13%. The total number of active inventory this July was 82 compared to 94 in July 2024. This month's total of 82 is lower than the previous month's total supply of available inventory of 91, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Caroline County Homes was \$335,000. This July, the median sale price was \$332,500, a decrease of 1% or \$2,500 compared to last year. The current median sold price is 6% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

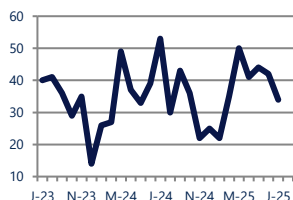
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAROLINE COUNTY HOUSING MARKET**

JULY 2025

New Listings

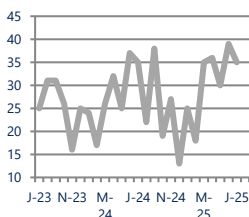
34



Down -36%
Vs. Year Ago

Current Contracts

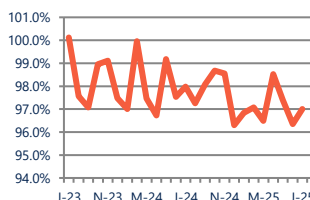
35



No Change
Vs. Year Ago

Sold Vs. List Price

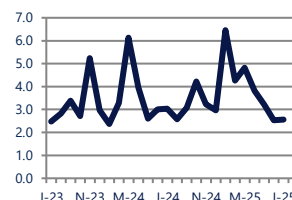
97.0%



Down -1%
Vs. Year Ago

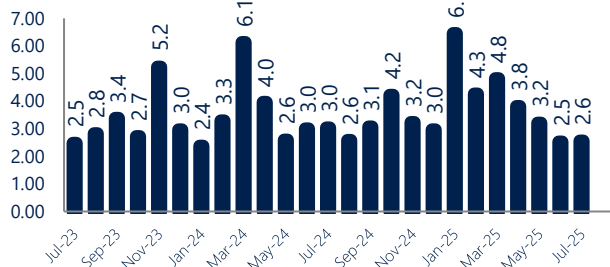
Months of Supply

2.6



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

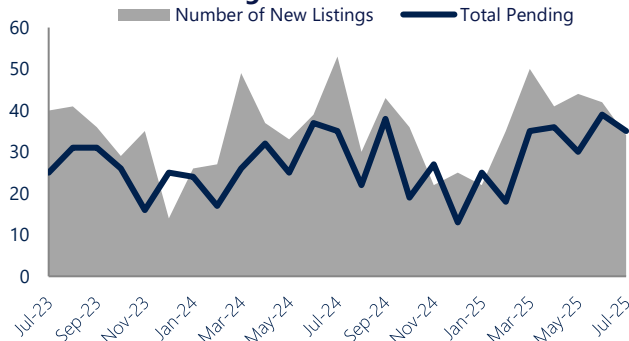
In July, there was 2.6 months of supply available in Caroline County, compared to 3.0 in July 2024. That is a decrease of 15% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

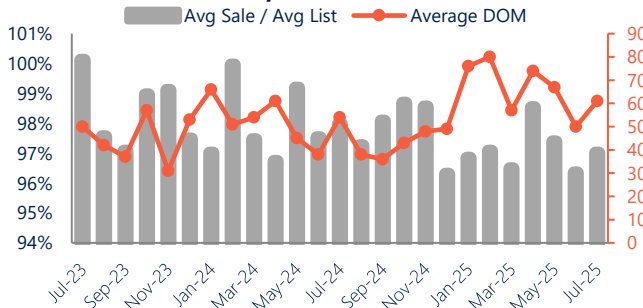
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Caroline County compared to 53 in July 2024, a decrease of 36%. There were 35 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 10% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Caroline County was 97.0% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 61, higher than the average last year, which was 54, an increase of 13%.