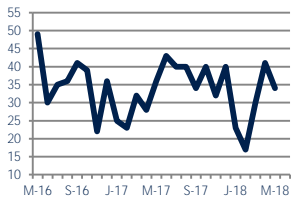




Units Sold

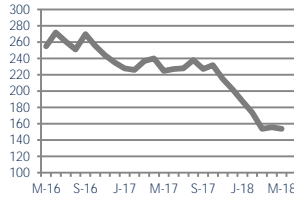
34



Down -6%
Vs. Year Ago

Active Inventory

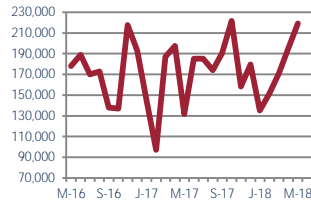
154



Down -32%
Vs. Year Ago

Median Sale Price

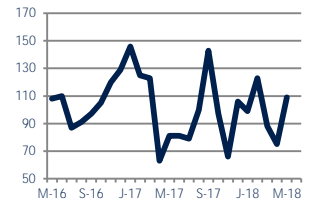
\$219,138



Up
Vs. Year Ago

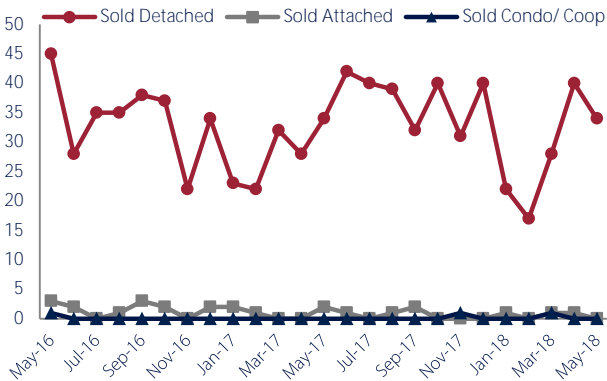
Days On Market

109



Up 35%
Vs. Year Ago

Units Sold*



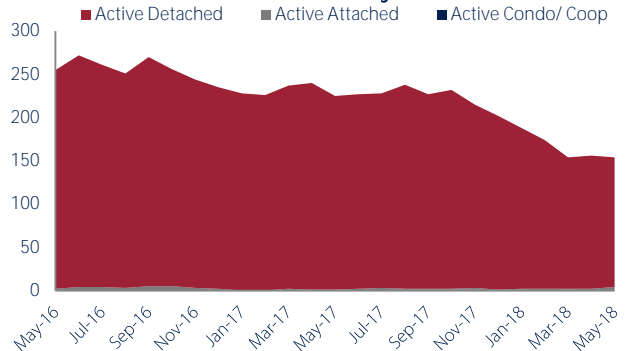
Units Sold

There was a decrease in total units sold in May, with 34 sold this month in Caroline County versus 41 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 6% versus May 2017.

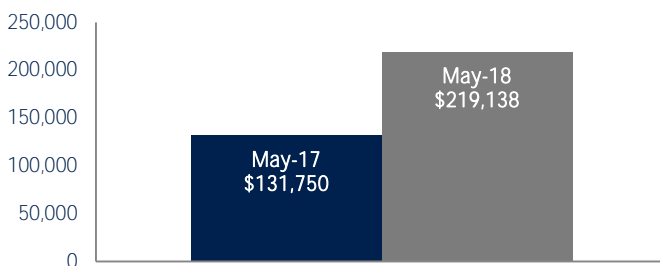
Active Inventory

Versus last year, the total number of homes available this month is lower by 71 units or 32%. The total number of active inventory this May was 154 compared to 225 in May 2017. This month's total of 154 is lower than the previous month's total supply of available inventory of 156, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last May, the median sale price for Caroline County Homes was \$131,750. This May, the median sale price was \$219,138, an increase of \$87,388 compared to last year. The current median sold price is higher than in April.

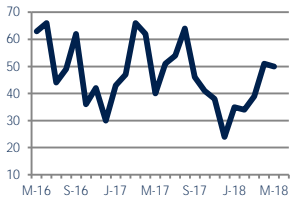
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.

New Listings

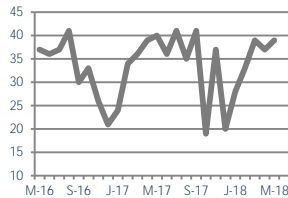
50



Up 25%
Vs. Year Ago

Current Contracts

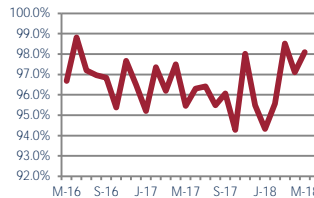
39



Down -3%
Vs. Year Ago

Sold Vs. List Price

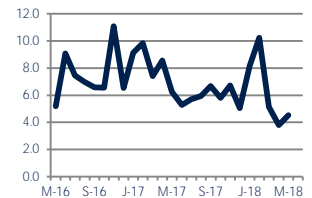
98.1%



Up 2.8%
Vs. Year Ago

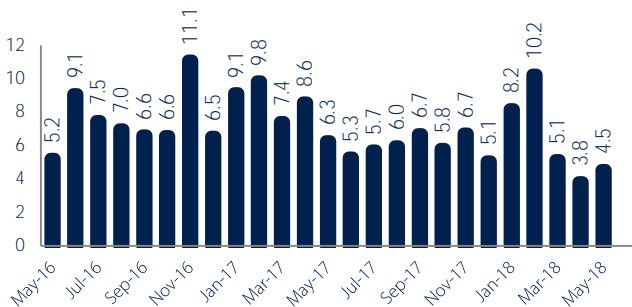
Months of Supply

4.5



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

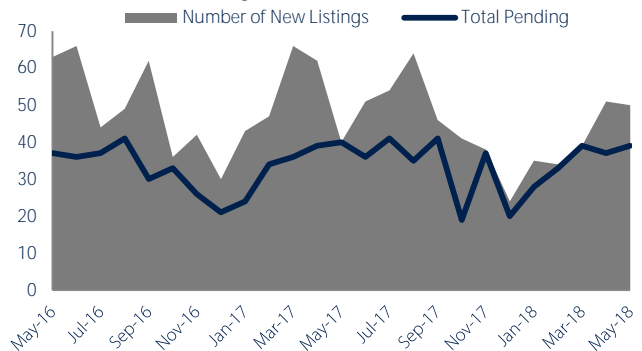
In May, there was 4.5 months of supply available in Caroline County, compared to 6.3 in May 2017. That is a decrease of 28% versus a year ago.

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.

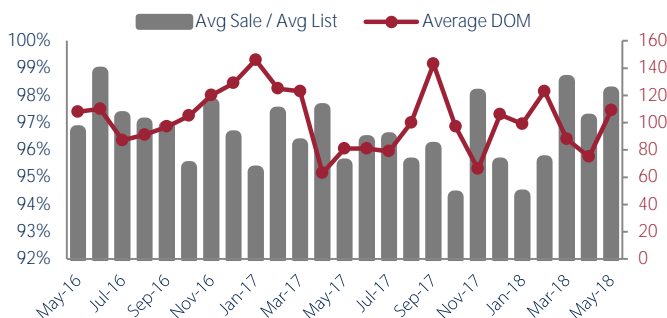
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Caroline County compared to 40 in May 2017, an increase of 25%. There were 39 current contracts pending sale this May compared to 40 a year ago. The number of current contracts is 3% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Caroline County was 98.1% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 109, higher than the average last year, which was 81, an increase of 35%.



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