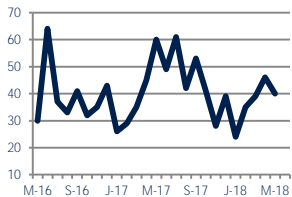




Units Sold

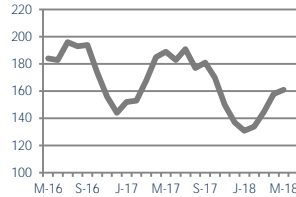
40



Down -33%
Vs. Year Ago

Active Inventory

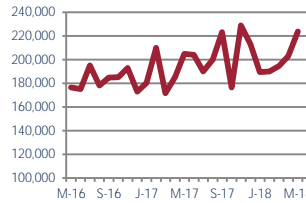
161



Down -15%
Vs. Year Ago

Median Sale Price

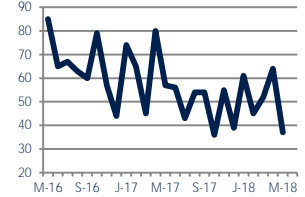
\$223,625



Up 9%
Vs. Year Ago

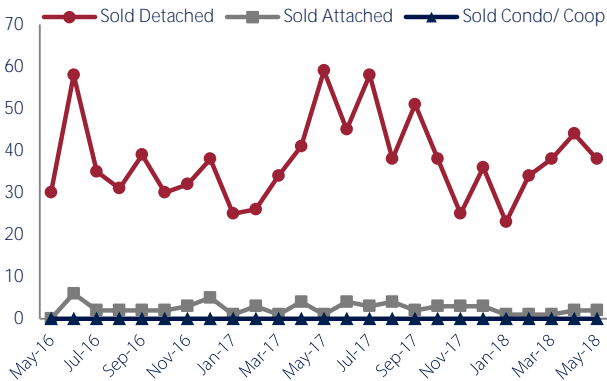
Days On Market

37



Down -35%
Vs. Year Ago

Units Sold*



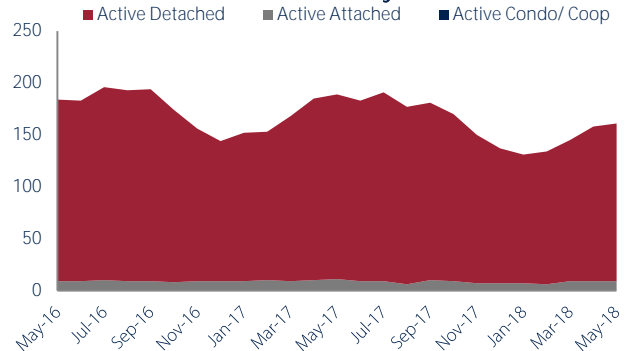
Units Sold

There was a decrease in total units sold in May, with 40 sold this month in Caroline County versus 46 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 33% versus May 2017.

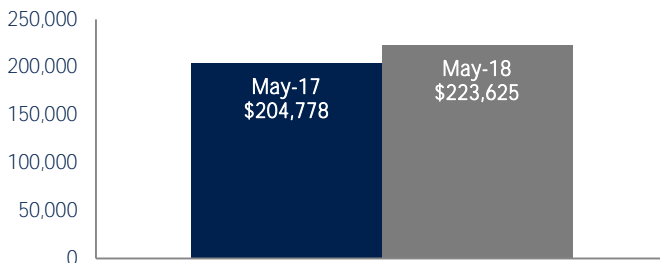
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 15%. The total number of active inventory this May was 161 compared to 189 in May 2017. This month's total of 161 is higher than the previous month's total supply of available inventory of 158, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Caroline County Homes was \$204,778. This May, the median sale price was \$223,625, an increase of 9% or \$18,847 compared to last year. The current median sold price is 10% 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.

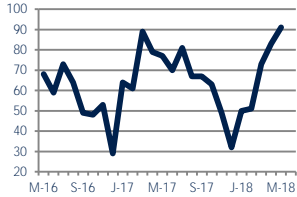


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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

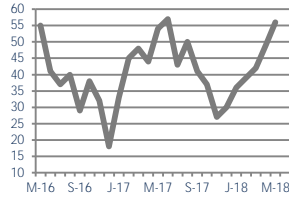
91



Up 18%
Vs. Year Ago

Current Contracts

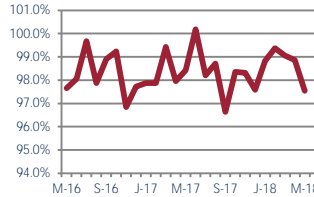
56



Up 4%
Vs. Year Ago

Sold Vs. List Price

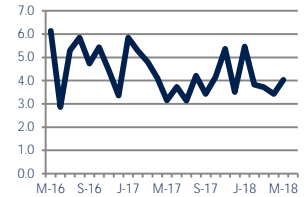
97.6%



Down -0.9%
Vs. Year Ago

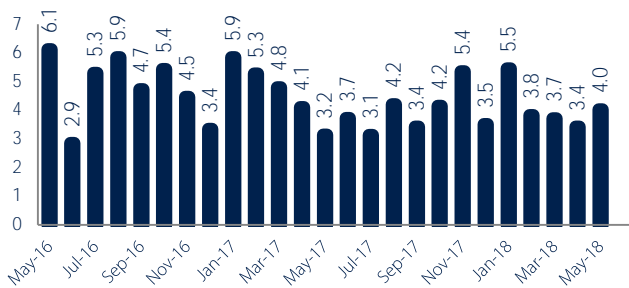
Months of Supply

4.0



Up 28%
Vs. Year Ago

Months Of Supply



Months of Supply

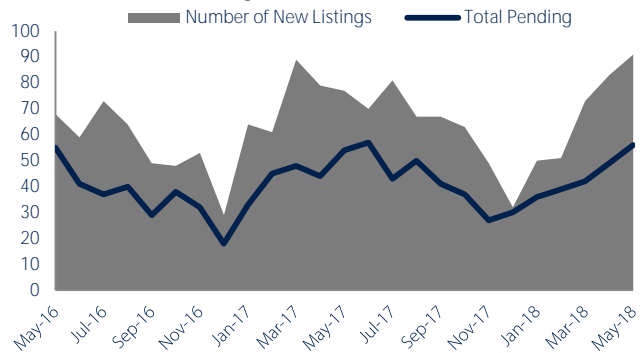
In May, there was 4.0 months of supply available in Caroline County, compared to 3.2 in May 2017. That is an increase of 28% versus a year ago.

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.

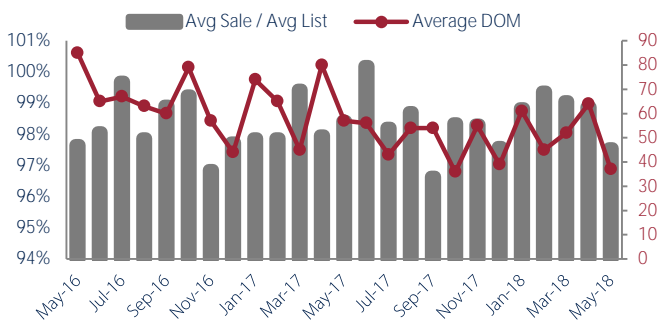
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Caroline County compared to 77 in May 2017, an increase of 18%. There were 56 current contracts pending sale this May compared to 54 a year ago. The number of current contracts is 4% higher 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 97.6% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 57, a decrease of 35%.



*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.

