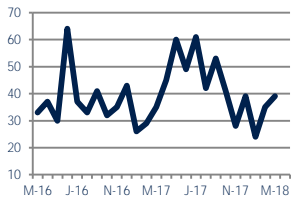




Units Sold

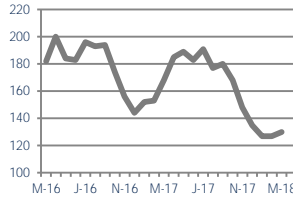
39



Up 11%
Vs. Year Ago

Active Inventory

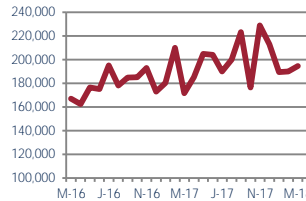
130



Down -23%
Vs. Year Ago

Median Sale Price

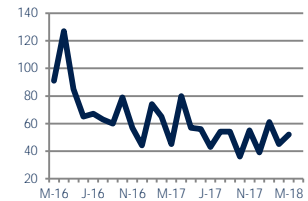
\$194,550



Up 13%
Vs. Year Ago

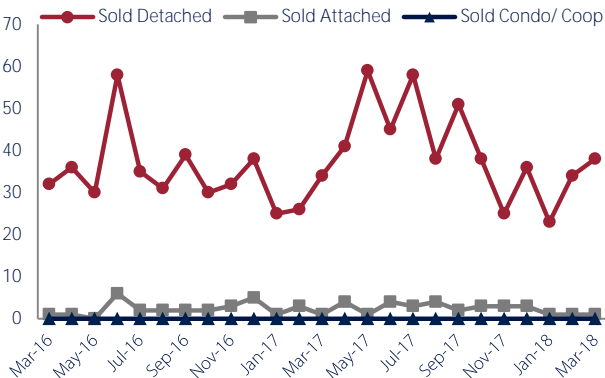
Days On Market

52



Up 16%
Vs. Year Ago

Units Sold*



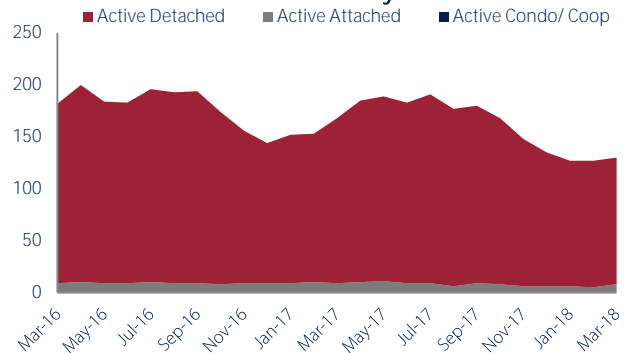
Units Sold

There was an increase in total units sold in March, with 39 sold this month in Caroline County versus 35 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 11% versus March 2017.

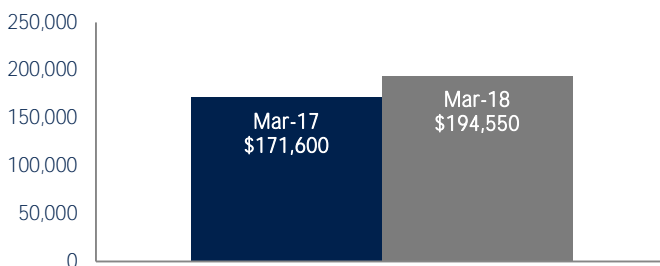
Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 23%. The total number of active inventory this March was 130 compared to 168 in March 2017. This month's total of 130 is higher than the previous month's total supply of available inventory of 127, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Caroline County Homes was \$171,600. This March, the median sale price was \$194,550, an increase of 13% or \$22,950 compared to last year. The current median sold price is 2% higher than in February.

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

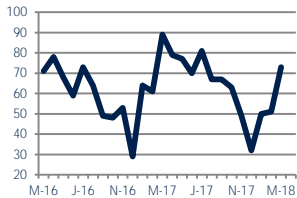


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

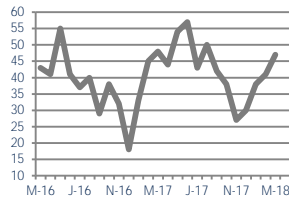
73



Down -18%
Vs. Year Ago

Current Contracts

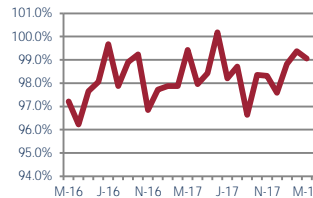
47



Down -2%
Vs. Year Ago

Sold Vs. List Price

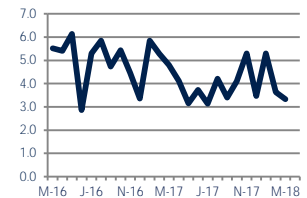
99.1%



No Change
Vs. Year Ago

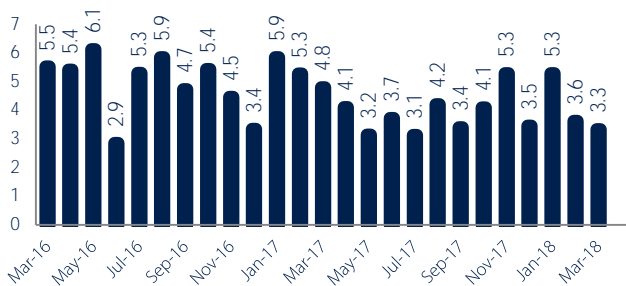
Months of Supply

3.3



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

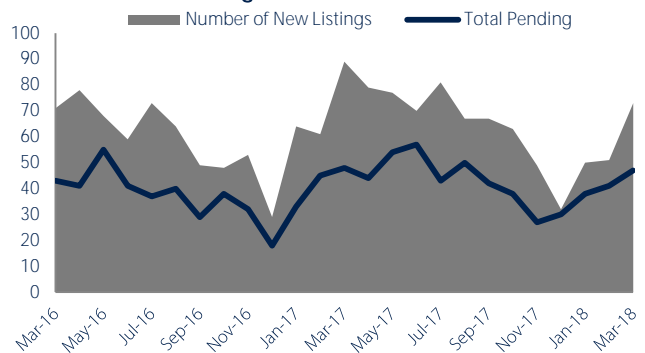
In March, there was 3.3 months of supply available in Caroline County, compared to 4.8 in March 2017. That is a decrease of 31% versus a year ago.

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.

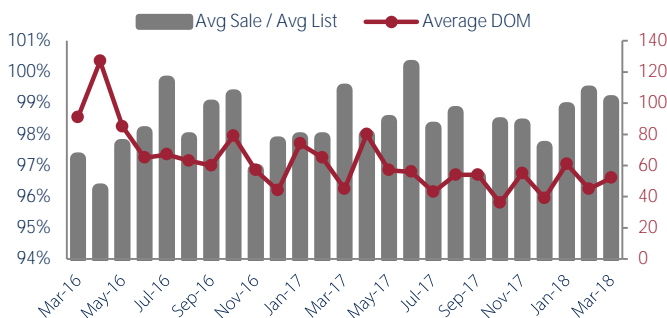
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Caroline County compared to 89 in March 2017, a decrease of 18%. There were 47 current contracts pending sale this March compared to 48 a year ago. The number of current contracts is 2% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Caroline County was 99.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 45, an increase of 16%.



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