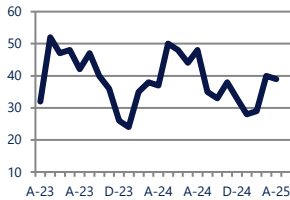


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAROLINE COUNTY HOUSING MARKET**

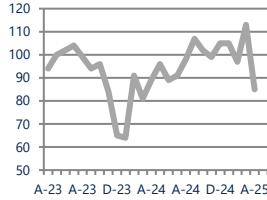
APRIL 2025

Units Sold 39



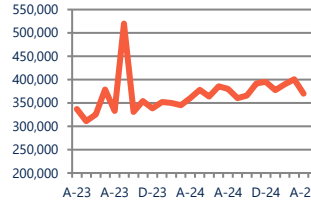
Up 5%
Vs. Year Ago

Active Inventory 85



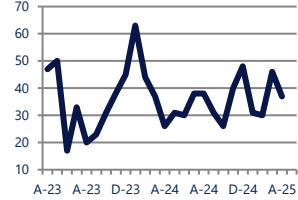
Down -4%
Vs. Year Ago

Median Sale Price \$369,900



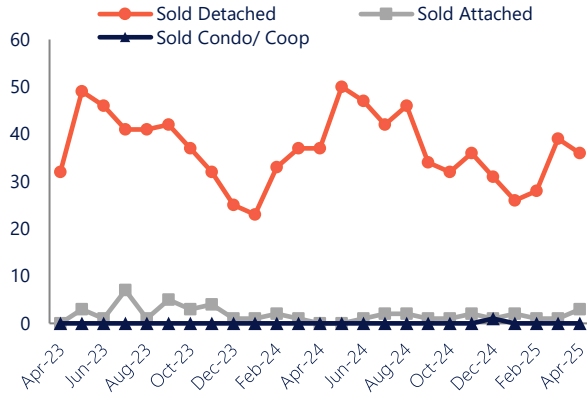
Up 3%
Vs. Year Ago

Days On Market 37



Up 42%
Vs. Year Ago

Units Sold*



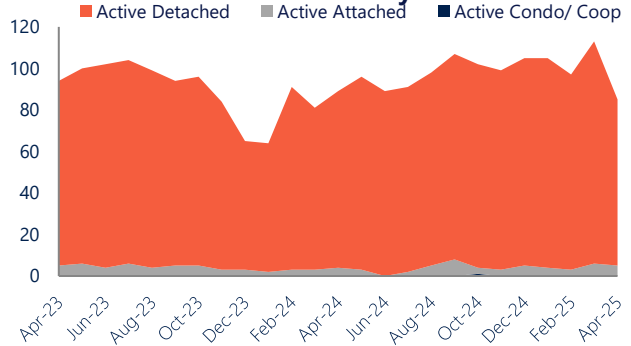
Units Sold

There was a decrease in total units sold in April, with 39 sold this month in Caroline County versus 40 last month, a decrease of 3%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

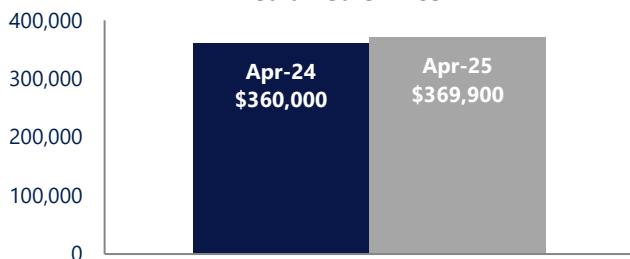
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 4%. The total number of active inventory this April was 85 compared to 89 in April 2024. This month's total of 85 is lower than the previous month's total supply of available inventory of 113, a decrease of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Caroline County Homes was \$360,000. This April, the median sale price was \$369,900, an increase of 3% or \$9,900 compared to last year. The current median sold price is 8% lower than in March.

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

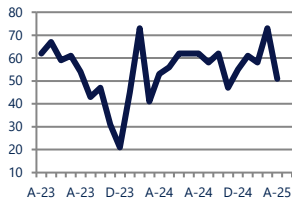
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAROLINE COUNTY HOUSING MARKET**

APRIL 2025

New Listings

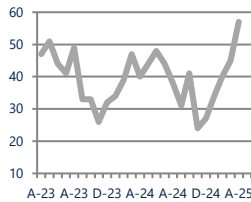
51



Down -4%
Vs. Year Ago

Current Contracts

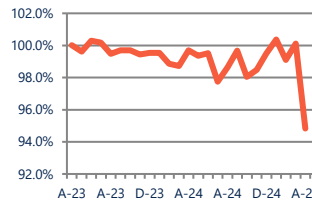
57



Up 43%
Vs. Year Ago

Sold Vs. List Price

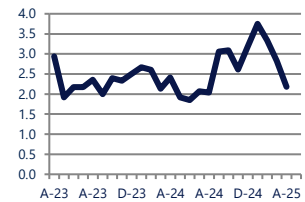
94.8%



Down -4.9%
Vs. Year Ago

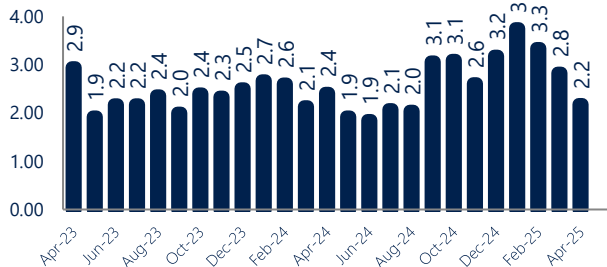
Months of Supply

2.2



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

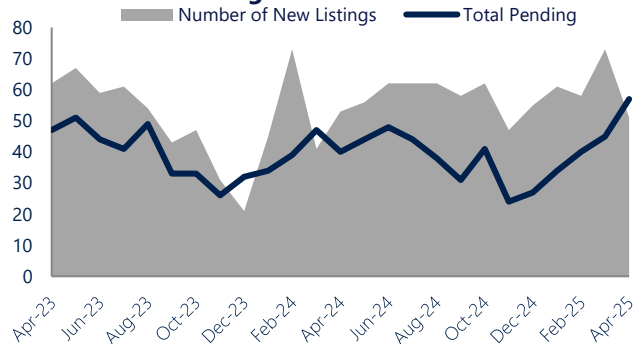
In April, there was 2.2 months of supply available in Caroline County, compared to 2.4 in April 2024. That is a decrease of 9% versus a year ago.

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.

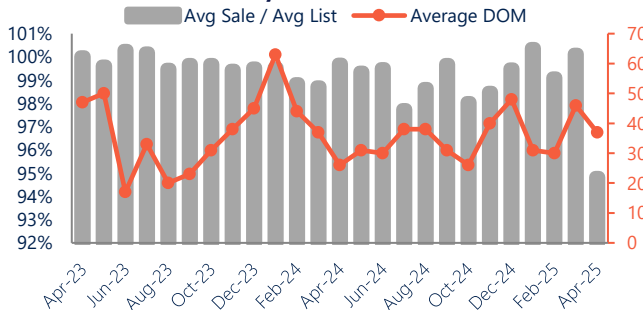
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Caroline County compared to 53 in April 2024, a decrease of 4%. There were 57 current contracts pending sale this April compared to 40 a year ago. The number of current contracts is 43% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Caroline County was 94.8% of the average list price, which is 4.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 26, an increase of 42%.