

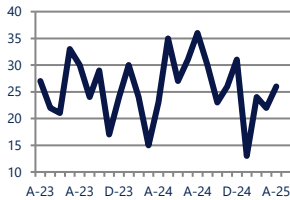
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAROLINE COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

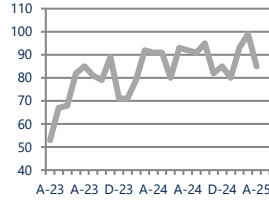
26



Up 13%
Vs. Year Ago

Active Inventory

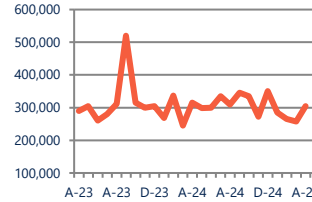
85



Down -7%
Vs. Year Ago

Median Sale Price

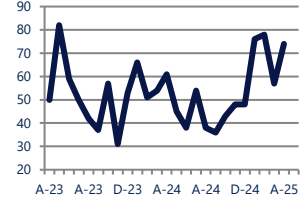
\$304,000



Down -3%
Vs. Year Ago

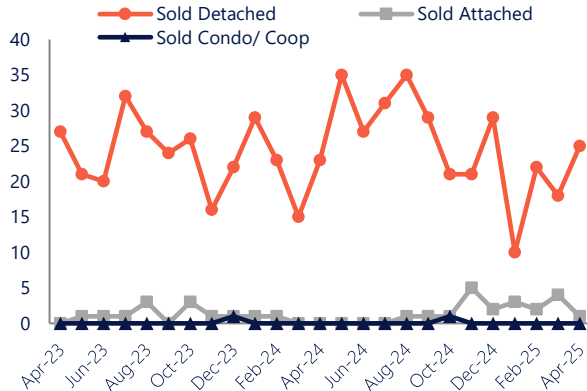
Days On Market

74



Up 21%
Vs. Year Ago

Units Sold*



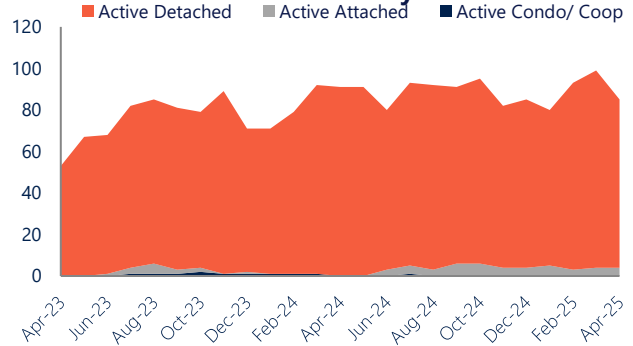
Units Sold

There was an increase in total units sold in April, with 26 sold this month in Caroline County versus 22 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 13% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 7%. The total number of active inventory this April was 85 compared to 91 in April 2024. This month's total of 85 is lower than the previous month's total supply of available inventory of 99, a decrease of 14%.

Active Inventory*

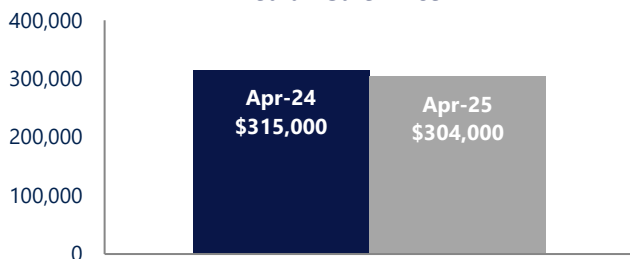


Median Sale Price

Last April, the median sale price for Caroline County Homes was \$315,000. This April, the median sale price was \$304,000, a decrease of 3% or \$11,000 compared to last year. The current median sold price is 18% higher 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.

Median Sale Price



*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

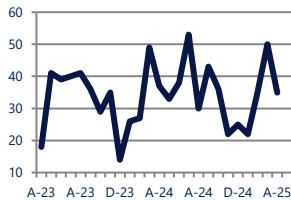
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FOCUS ON: **CAROLINE COUNTY HOUSING MARKET**

APRIL 2025

New Listings

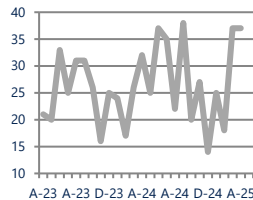
35



Down -5%
Vs. Year Ago

Current Contracts

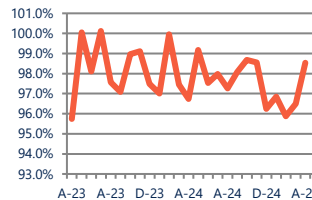
37



Up 16%
Vs. Year Ago

Sold Vs. List Price

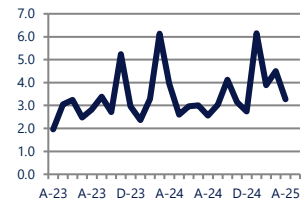
98.5%



Up 1.9%
Vs. Year Ago

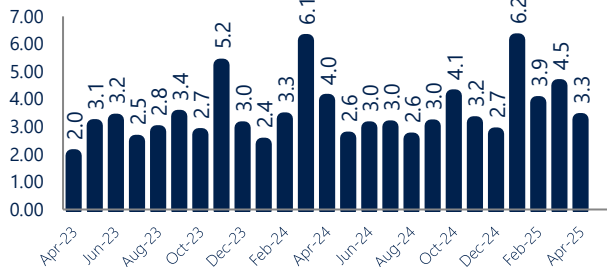
Months of Supply

3.3



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

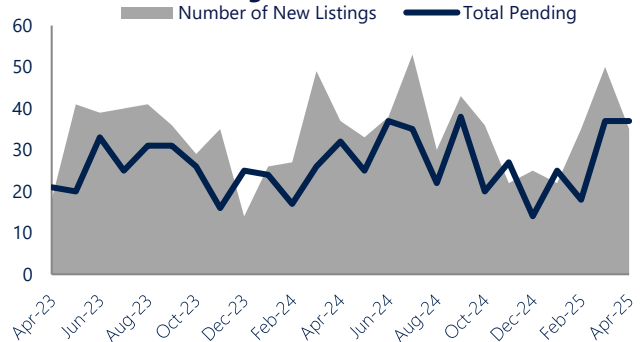
In April, there was 3.3 months of supply available in Caroline County, compared to 4.0 in April 2024. That is a decrease of 17% versus a year ago.

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.

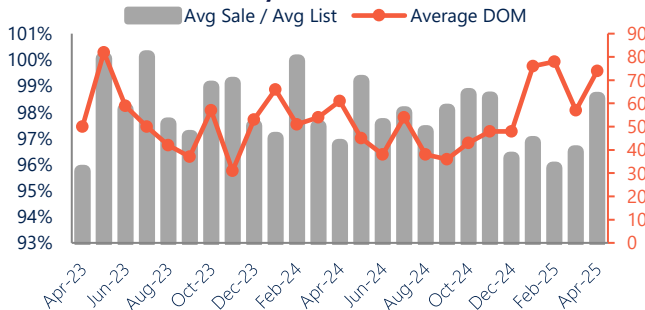
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Caroline County compared to 37 in April 2024, a decrease of 5%. There were 37 current contracts pending sale this April compared to 32 a year ago. The number of current contracts remained stable as compared to 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 98.5% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 74, higher than the average last year, which was 61, an increase of 21%.