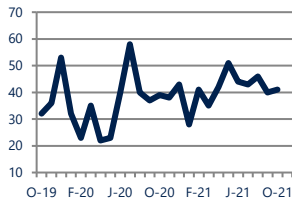




Units Sold

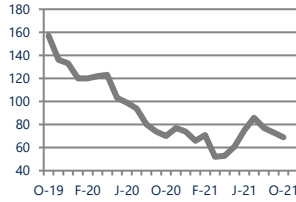
41



Up 5%
Vs. Year Ago

Active Inventory

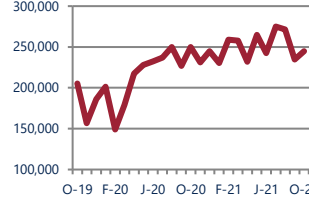
69



Down -1%
Vs. Year Ago

Median Sale Price

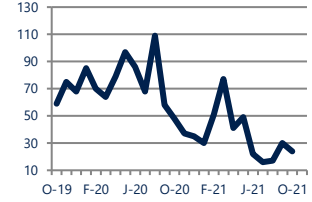
\$245,000



Down -2%
Vs. Year Ago

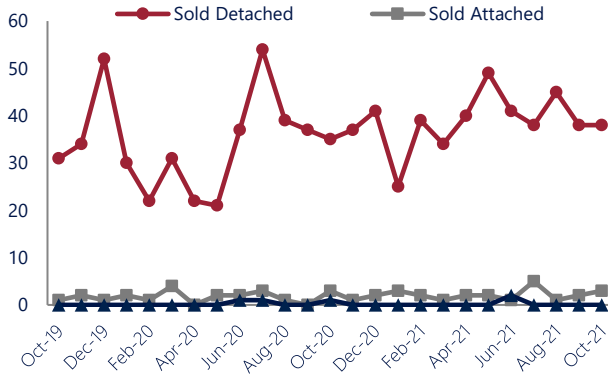
Days On Market

24



Down -50%
Vs. Year Ago

Units Sold*



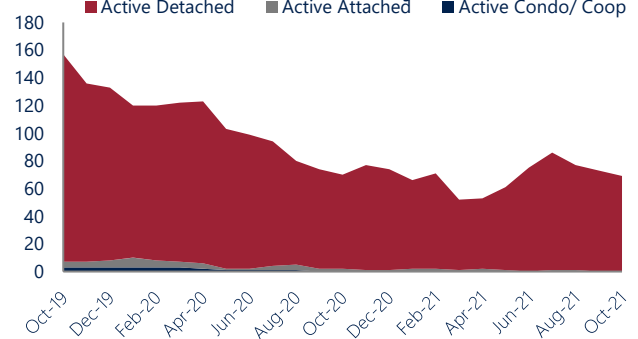
Units Sold

There was an increase in total units sold in October, with 41 sold this month in Caroline County versus 40 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 5% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this October was 69 compared to 70 in October 2020. This month's total of 69 is lower than the previous month's total supply of available inventory of 73, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Caroline County Homes was \$250,000. This October, the median sale price was \$245,000, a decrease of 2% or \$5,000 compared to last year. The current median sold price is 4% higher than in September.

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



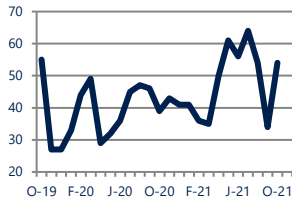
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

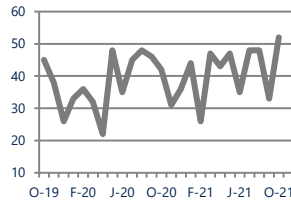
54



Up 38%
Vs. Year Ago

Current Contracts

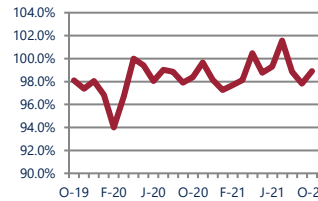
52



Up 24%
Vs. Year Ago

Sold Vs. List Price

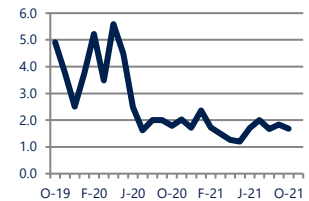
98.9%



Up 0.5%
Vs. Year Ago

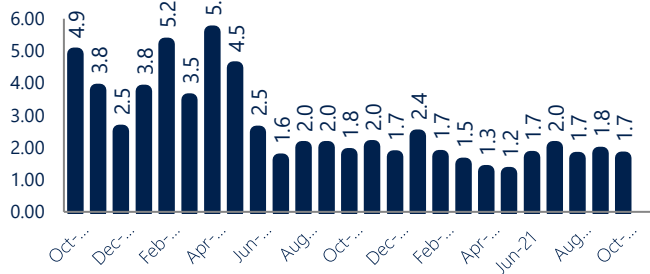
Months of Supply

1.7



Down -6%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Caroline County compared to 39 in October 2020, an increase of 38%.

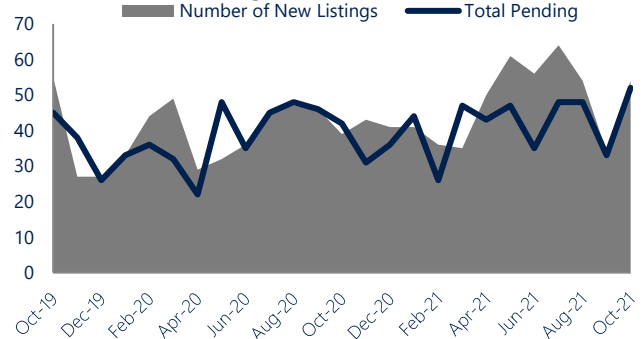
There were 52 current contracts pending sale this October compared to 42 a year ago. The number of current contracts is 24% higher than last October.

Months of Supply

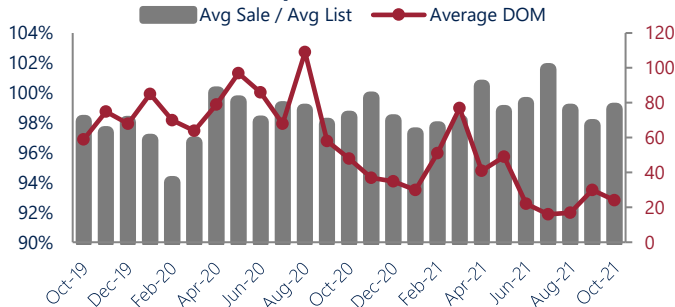
In October, there was 1.7 months of supply available in Caroline County, compared to 1.8 in October 2020. That is a decrease of 6% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Caroline County was 98.9% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 48, a decrease of 50%.



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