

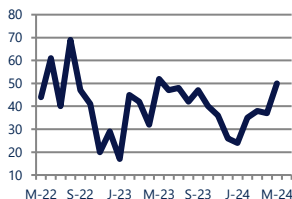
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAROLINE COUNTY HOUSING MARKET**

MAY 2024

Units Sold

50



Down -4%
Vs. Year Ago

Active Inventory

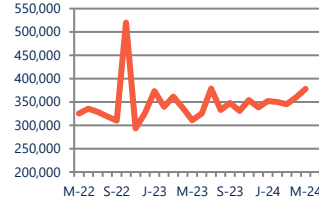
79



Down -21%
Vs. Year Ago

Median Sale Price

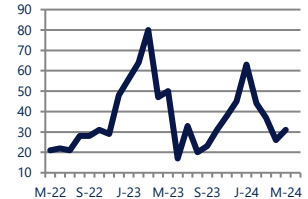
\$378,400



Up 22%
Vs. Year Ago

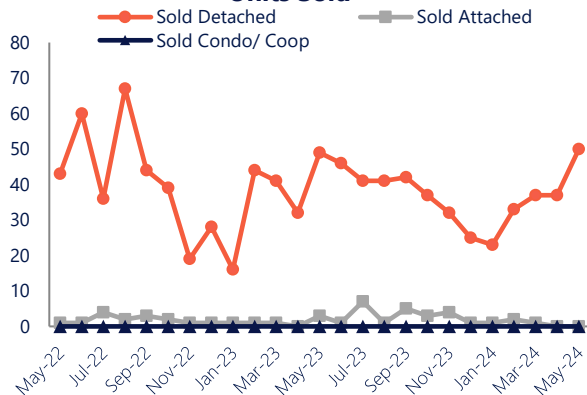
Days On Market

31



Down -38%
Vs. Year Ago

Units Sold*



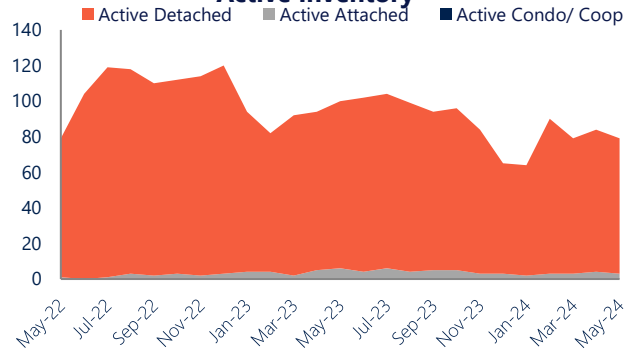
Units Sold

There was an increase in total units sold in May, with 50 sold this month in Caroline County. This month's total units sold was lower than at this time last year.

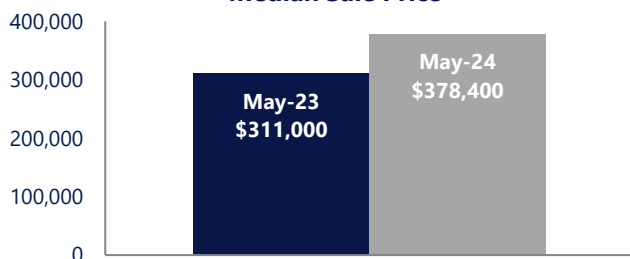
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 21%. The total number of active inventory this May was 79 compared to 100 in May 2023. This month's total of 79 is lower than the previous month's total supply of available inventory of 84, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Caroline County Homes was \$311,000. This May, the median sale price was \$378,400, an increase of 22% or \$67,400 compared to last year. The current median sold price is 5% 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.

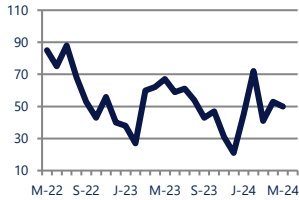
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAROLINE COUNTY HOUSING MARKET**

MAY 2024

New Listings

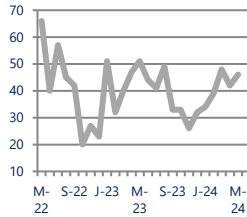
50



Down -25%
Vs. Year Ago

Current Contracts

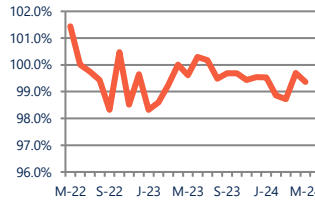
46



Down -10%
Vs. Year Ago

Sold Vs. List Price

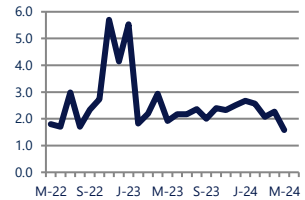
99.4%



No Change
Vs. Year Ago

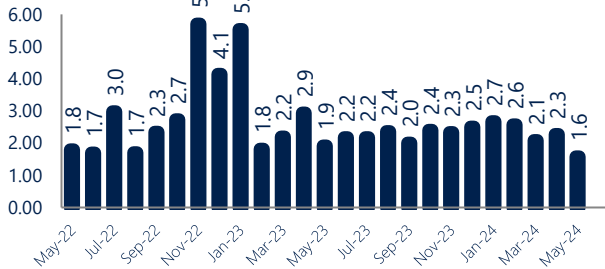
Months of Supply

1.6



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

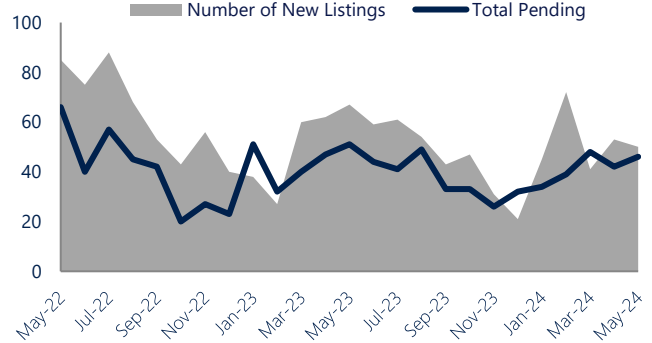
In May, there was 1.6 months of supply available in Caroline County, compared to 1.9 in May 2023. That is a decrease of 18% versus a year ago.

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.

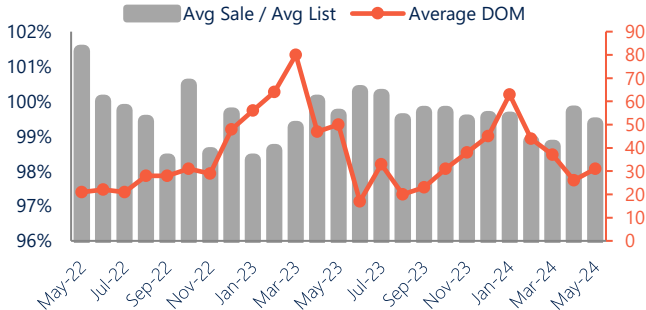
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Caroline County compared to 67 in May 2023, a decrease of 25%. There were 46 current contracts pending sale this May compared to 51 a year ago. The number of current contracts is 10% lower 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 99.4% 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 31, lower than the average last year, which was 50, a decrease of 38%.