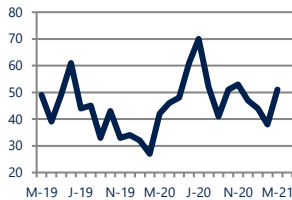




Units Sold

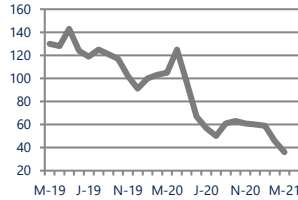
51



Up 21%
Vs. Year Ago

Active Inventory

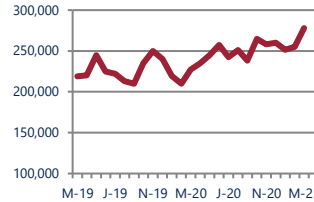
36



Down -66%
Vs. Year Ago

Median Sale Price

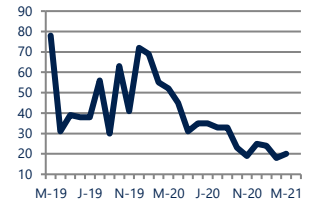
\$278,000



Up 22%
Vs. Year Ago

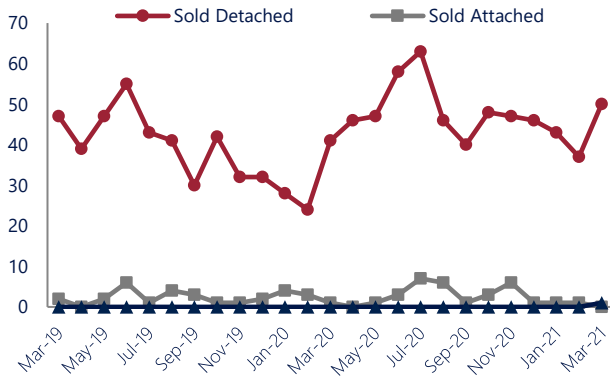
Days On Market

20



Down -62%
Vs. Year Ago

Units Sold*

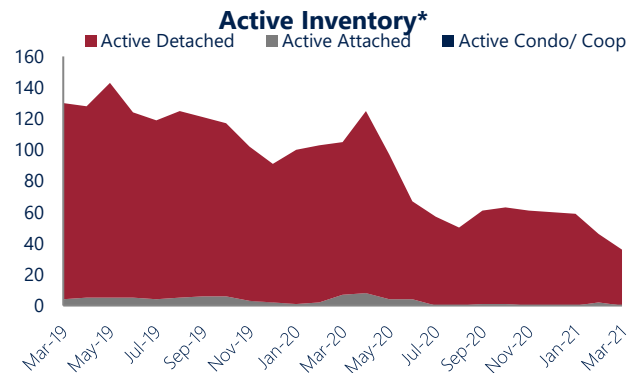


Units Sold

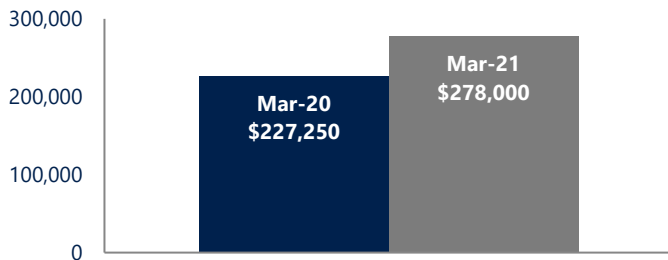
There was an increase in total units sold in March, with 51 sold this month in Caroline County versus 38 last month, an increase of 34%. This month's total units sold was higher than at this time last year, an increase of 21% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 66%. The total number of active inventory this March was 36 compared to 105 in March 2020. This month's total of 36 is lower than the previous month's total supply of available inventory of 46, a decrease of 22%.



Median Sale Price



Median Sale Price

Last March, the median sale price for Caroline County Homes was \$227,250. This March, the median sale price was \$278,000, an increase of 22% or \$50,750 compared to last year. The current median sold price is 9% 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.



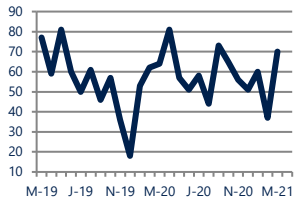
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

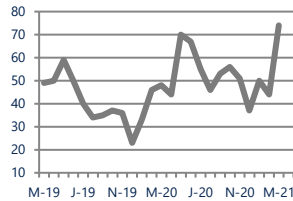
70



Up 9%
Vs. Year Ago

Current Contracts

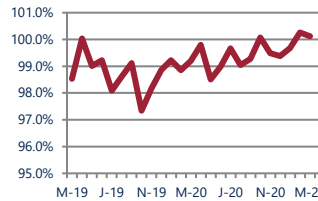
74



Up 54%
Vs. Year Ago

Sold Vs. List Price

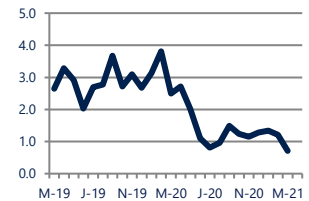
100.1%



Up 0.9%
Vs. Year Ago

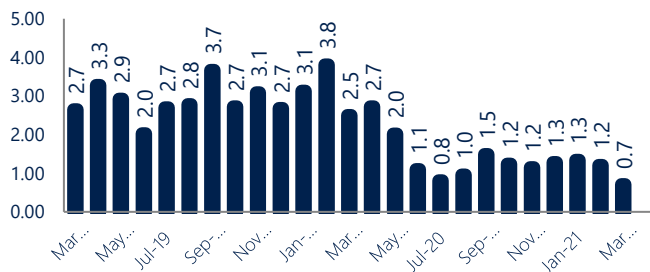
Months of Supply

0.7



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

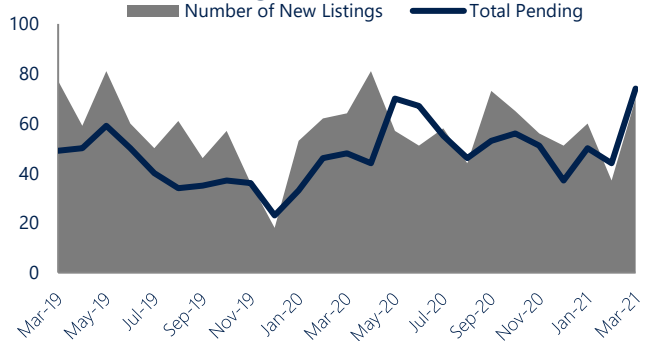
In March, there was 0.7 months of supply available in Caroline County, compared to 2.5 in March 2020. That is a decrease of 72% versus a year ago.

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.

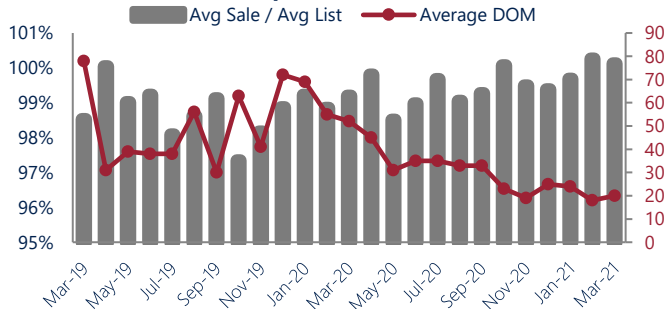
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Caroline County compared to 64 in March 2020, an increase of 9%. There were 74 current contracts pending sale this March compared to 48 a year ago. The number of current contracts is 54% higher 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 100.1% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 52, a decrease of 62%.



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