

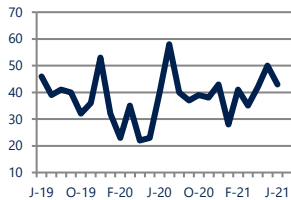


**Focus On: Caroline County Housing Market**

June 2021

**Units Sold**

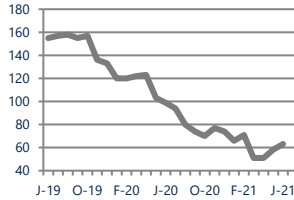
**43**



**Up 7%**  
 Vs. Year Ago

**Active Inventory**

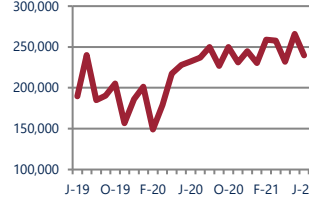
**63**



**Down -36%**  
 Vs. Year Ago

**Median Sale Price**

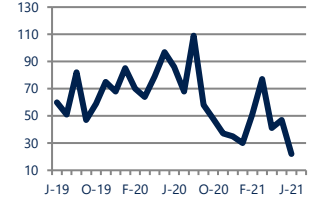
**\$239,900**



**Up 3%**  
 Vs. Year Ago

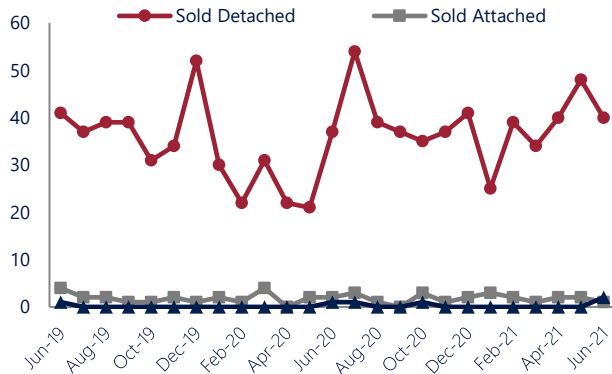
**Days On Market**

**22**



**Down -74%**  
 Vs. Year Ago

**Units Sold\***



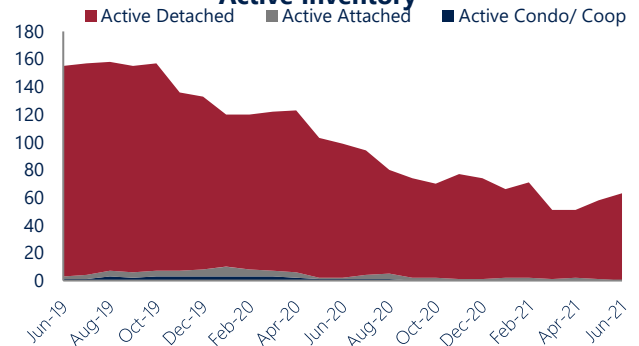
**Units Sold**

There was a decrease in total units sold in June, with 43 sold this month in Caroline County versus 50 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 8% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 36 units or 36%. The total number of active inventory this June was 63 compared to 99 in June 2020. This month's total of 63 is higher than the previous month's total supply of available inventory of 58, an increase of 9%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Caroline County Homes was \$232,500. This June, the median sale price was \$239,900, an increase of 3% or \$7,400 compared to last year. The current median sold price is 10% lower than in May.

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



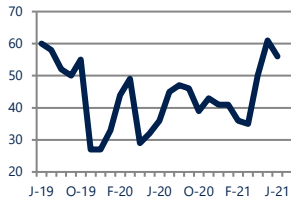
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

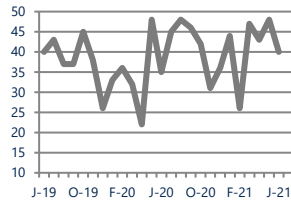
56



**Up 56%**  
Vs. Year Ago

### Current Contracts

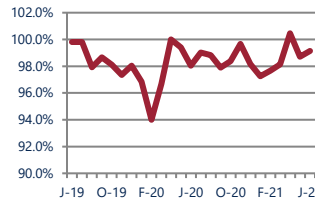
40



**Up 14%**  
Vs. Year Ago

### Sold Vs. List Price

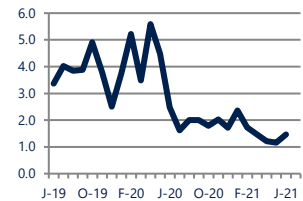
99.1%



**Up 1.1%**  
Vs. Year Ago

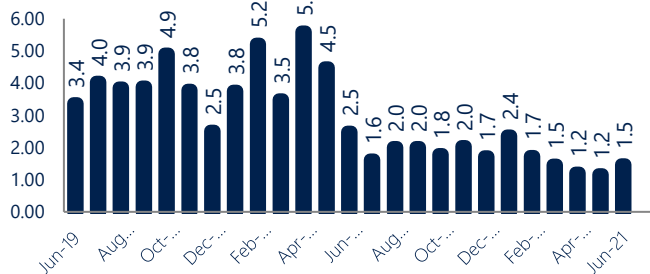
### Months of Supply

1.5



**Down -41%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

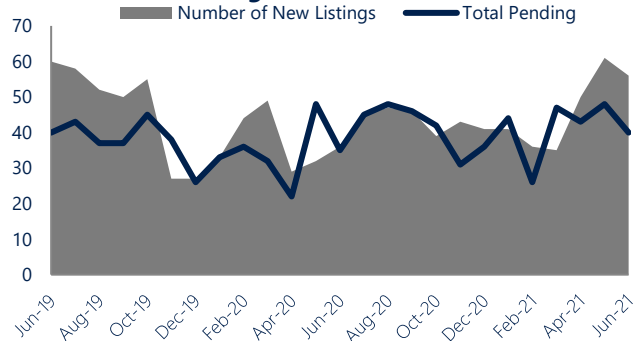
In June, there was 1.5 months of supply available in Caroline County, compared to 2.5 in June 2020. That is a decrease of 41% versus a year ago.

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.

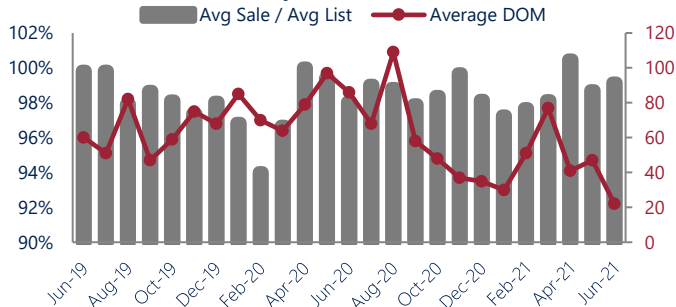
### New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Caroline County compared to 36 in June 2020, an increase of 56%. There were 40 current contracts pending sale this June compared to 35 a year ago. The number of current contracts is 14% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Caroline County was 99.1% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 86, a decrease of 74%.



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