

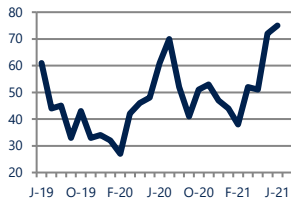


Focus On: **Caroline County Housing Market**

June 2021

Units Sold

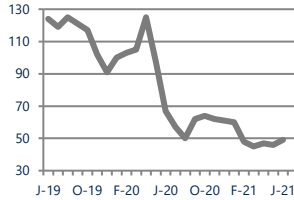
75



Up 23%
Vs. Year Ago

Active Inventory

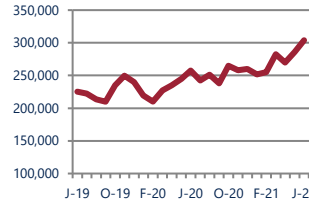
49



Down -27%
Vs. Year Ago

Median Sale Price

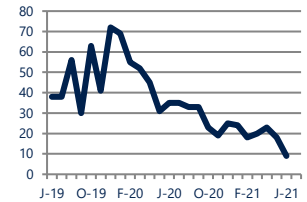
\$303,900



Up 18%
Vs. Year Ago

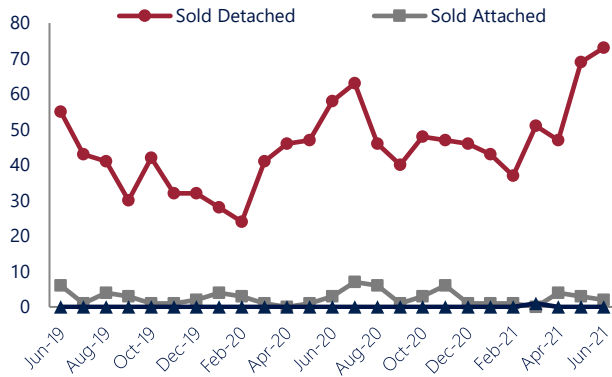
Days On Market

9



Down -74%
Vs. Year Ago

Units Sold*



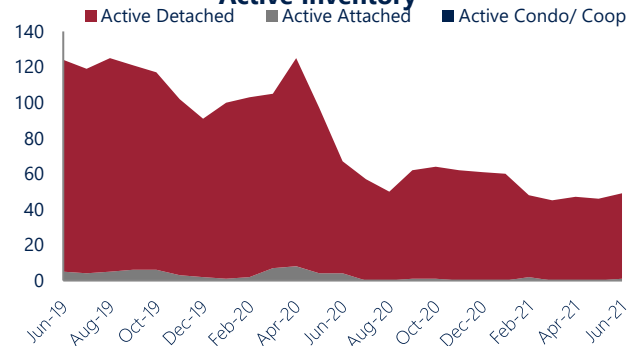
Units Sold

There was an increase in total units sold in June, with 75 sold this month in Caroline County versus 72 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 23% versus June 2020.

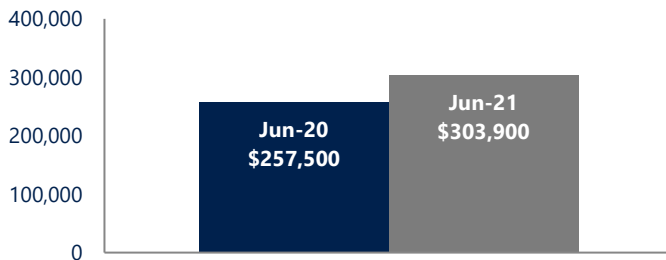
Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 27%. The total number of active inventory this June was 49 compared to 67 in June 2020. This month's total of 49 is higher than the previous month's total supply of available inventory of 46, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Caroline County Homes was \$257,500. This June, the median sale price was \$303,900, an increase of 18% or \$46,400 compared to last year. The current median sold price is 6% higher 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.



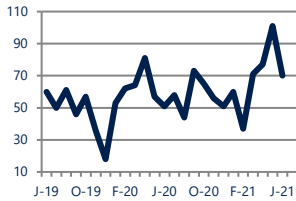
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

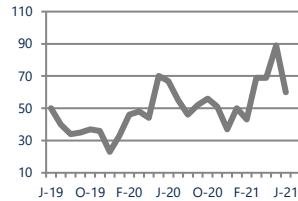
70



Up 37%
Vs. Year Ago

Current Contracts

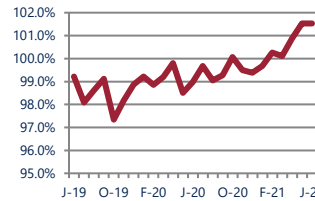
60



Down -10%
Vs. Year Ago

Sold Vs. List Price

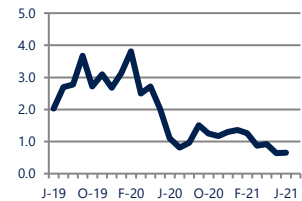
101.5%



Up 2.6%
Vs. Year Ago

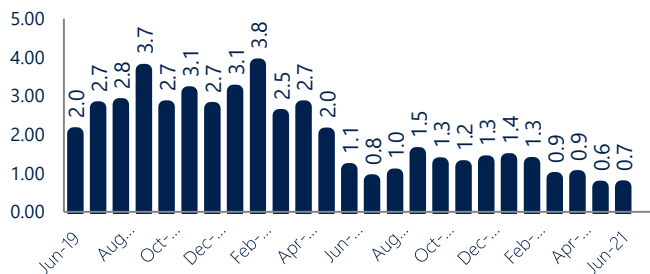
Months of Supply

0.7



Down -41%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

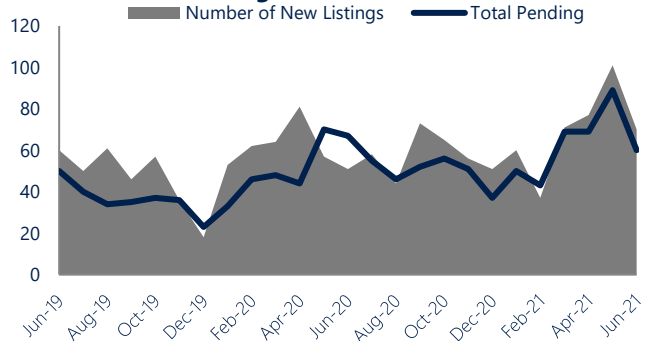
This month there were 70 homes newly listed for sale in Caroline County compared to 51 in June 2020, an increase of 37%. There were 60 current contracts pending sale this June compared to 67 a year ago. The number of current contracts is 10% lower than last June.

Months of Supply

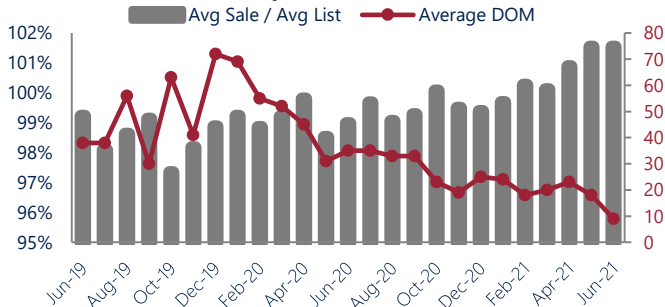
In June, there was 0.7 months of supply available in Caroline County, compared to 1.1 in June 2020. That is a decrease of 41% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Caroline County was 101.5% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 35, a decrease of 74%.



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