

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

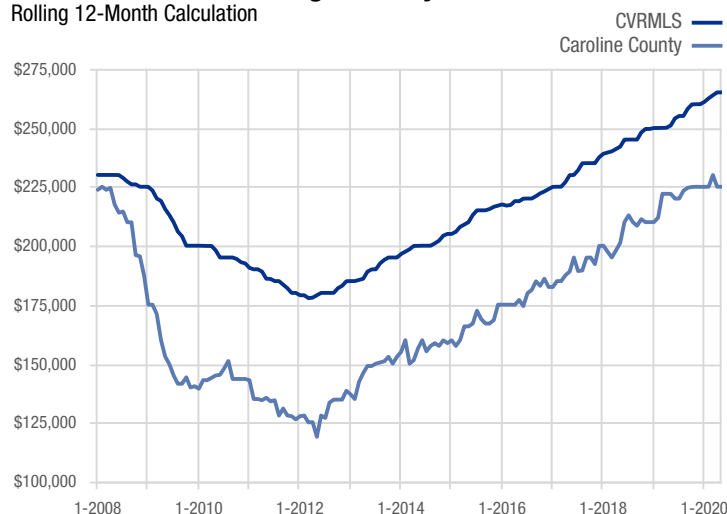
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	23	16	- 30.4%	99	98	- 1.0%
Pending Sales	16	19	+ 18.8%	70	68	- 2.9%
Closed Sales	20	11	- 45.0%	60	53	- 11.7%
Days on Market Until Sale	74	34	- 54.1%	59	77	+ 30.5%
Median Sales Price*	\$267,250	\$235,000	- 12.1%	\$223,450	\$220,000	- 1.5%
Average Sales Price*	\$266,850	\$227,636	- 14.7%	\$237,173	\$236,844	- 0.1%
Percent of Original List Price Received*	97.9%	95.7%	- 2.2%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale	50	34	- 32.0%	—	—	—
Months Supply of Inventory	4.0	3.0	- 25.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	90	42	- 53.3%
Median Sales Price*	—	—	—	\$209,750	\$210,000	+ 0.1%
Average Sales Price*	—	—	—	\$209,750	\$206,333	- 1.6%
Percent of Original List Price Received*	—	—	—	99.8%	97.9%	- 1.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

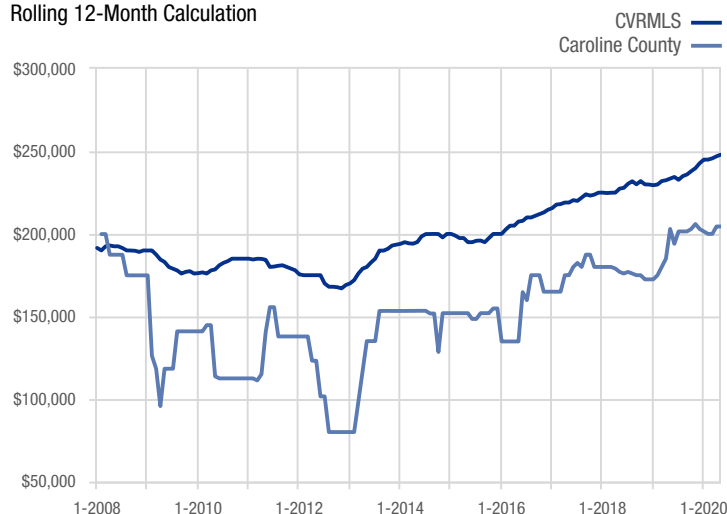
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.