

# Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

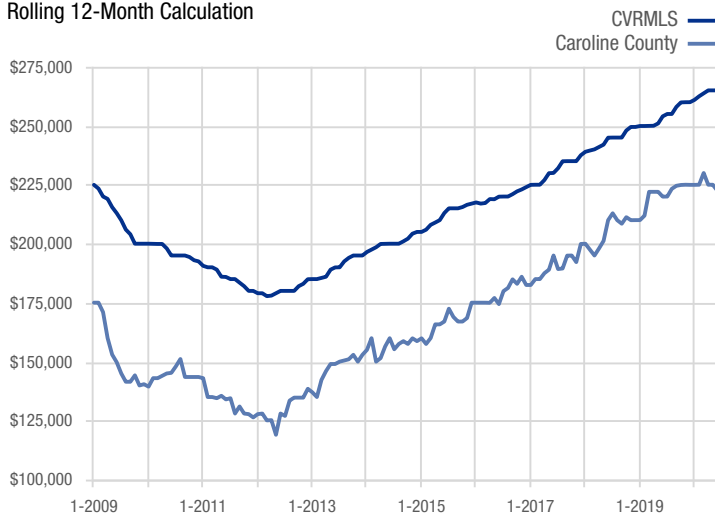
Single Family Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	17	18	+ 5.9%	116	116	0.0%
Pending Sales	19	23	+ 21.1%	89	92	+ 3.4%
Closed Sales	16	13	- 18.8%	76	66	- 13.2%
Days on Market Until Sale	47	31	- 34.0%	56	68	+ 21.4%
Median Sales Price*	\$233,000	<b>\$231,250</b>	- 0.8%	\$224,950	<b>\$222,500</b>	- 1.1%
Average Sales Price*	\$230,738	<b>\$272,381</b>	+ 18.0%	\$235,818	<b>\$243,844</b>	+ 3.4%
Percent of Original List Price Received*	97.8%	<b>95.3%</b>	- 2.6%	97.5%	<b>97.3%</b>	- 0.2%
Inventory of Homes for Sale	40	25	- 37.5%	—	—	—
Months Supply of Inventory	3.2	2.1	- 34.4%	—	—	—

Condo/Town Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	3	0	- 100.0%	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	90	42	- 53.3%
Median Sales Price*	—	—	—	\$209,750	<b>\$210,000</b>	+ 0.1%
Average Sales Price*	—	—	—	\$209,750	<b>\$206,333</b>	- 1.6%
Percent of Original List Price Received*	—	—	—	99.8%	<b>97.9%</b>	- 1.9%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

\* 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.

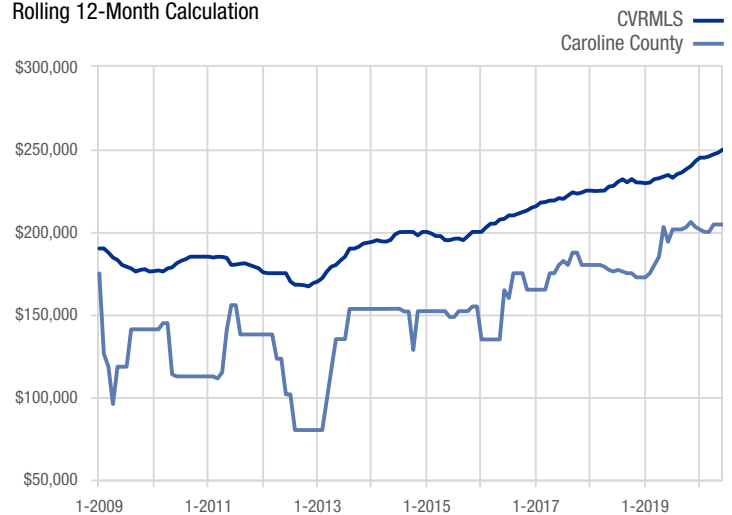
### Median Sales Price - Single-Family

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.