

# Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

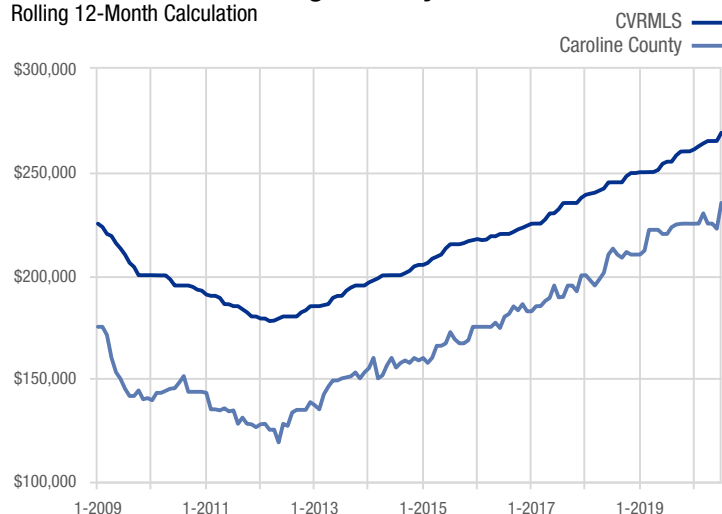
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	22	13	- 40.9%	138	129	- 6.5%
Pending Sales	9	18	+ 100.0%	98	109	+ 11.2%
Closed Sales	15	25	+ 66.7%	91	91	0.0%
Days on Market Until Sale	46	43	- 6.5%	55	61	+ 10.9%
Median Sales Price*	\$267,000	\$280,500	+ 5.1%	\$226,000	\$238,400	+ 5.5%
Average Sales Price*	\$256,717	\$275,873	+ 7.5%	\$239,263	\$252,643	+ 5.6%
Percent of Original List Price Received*	95.6%	98.0%	+ 2.5%	97.2%	97.5%	+ 0.3%
Inventory of Homes for Sale	47	17	- 63.8%	—	—	—
Months Supply of Inventory	3.8	1.4	- 63.2%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	2	—	3	3	0.0%
Pending Sales	0	1	—	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	2	—	—	61	42	- 31.1%
Median Sales Price*	\$200,000	—	—	\$203,000	\$210,000	+ 3.4%
Average Sales Price*	\$200,000	—	—	\$206,500	\$206,333	- 0.1%
Percent of Original List Price Received*	100.0%	—	—	99.8%	97.9%	- 1.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

\* 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.

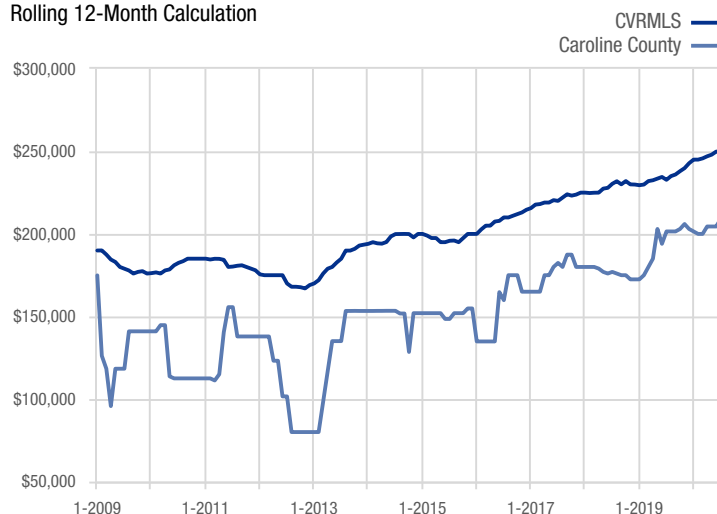
### Median Sales Price - Single-Family

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.