

# Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

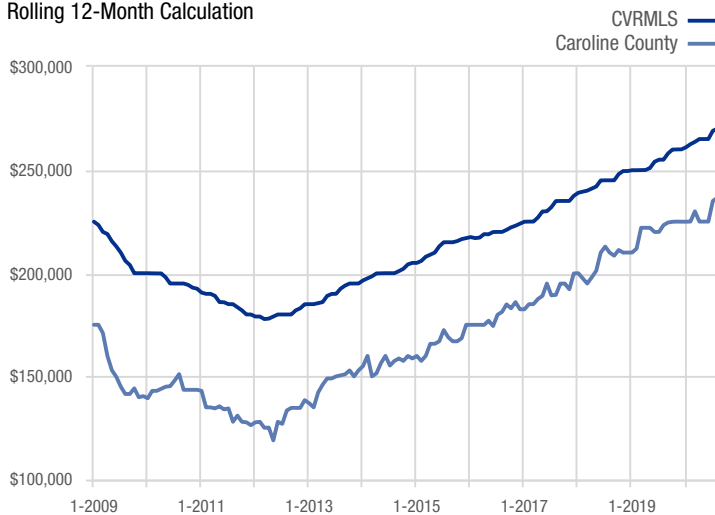
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	13	12	- 7.7%	151	141	- 6.6%
Pending Sales	5	13	+ 160.0%	103	119	+ 15.5%
Closed Sales	13	13	0.0%	104	105	+ 1.0%
Days on Market Until Sale	39	20	- 48.7%	53	55	+ 3.8%
Median Sales Price*	\$210,000	<b>\$269,900</b>	+ 28.5%	\$225,500	<b>\$239,950</b>	+ 6.4%
Average Sales Price*	\$223,265	<b>\$283,482</b>	+ 27.0%	\$237,263	<b>\$256,864</b>	+ 8.3%
Percent of Original List Price Received*	98.4%	<b>99.5%</b>	+ 1.1%	97.3%	<b>97.7%</b>	+ 0.4%
Inventory of Homes for Sale	50	16	- 68.0%	—	—	—
Months Supply of Inventory	4.3	1.2	- 72.1%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	2	0	- 100.0%	5	3	- 40.0%
Pending Sales	0	1	—	2	4	+ 100.0%
Closed Sales	0	0	0.0%	3	4	+ 33.3%
Days on Market Until Sale	—	—	—	61	42	- 31.1%
Median Sales Price*	—	—	—	\$203,000	<b>\$210,000</b>	+ 3.4%
Average Sales Price*	—	—	—	\$206,500	<b>\$206,333</b>	- 0.1%
Percent of Original List Price Received*	—	—	—	99.8%	<b>97.9%</b>	- 1.9%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	1.0	- 66.7%	—	—	—

\* 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.

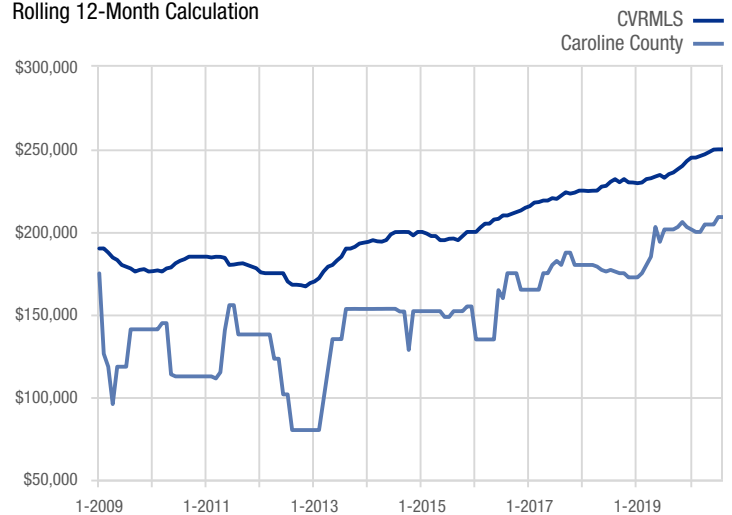
### Median Sales Price - Single-Family

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.