

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

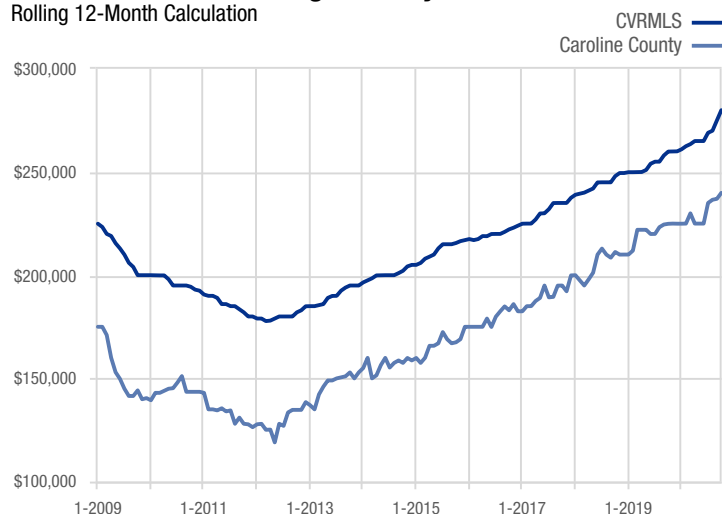
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	18	21	+ 16.7%	184	180	- 2.2%
Pending Sales	6	20	+ 233.3%	120	144	+ 20.0%
Closed Sales	12	6	- 50.0%	122	127	+ 4.1%
Days on Market Until Sale	32	27	- 15.6%	49	54	+ 10.2%
Median Sales Price*	\$217,450	\$306,192	+ 40.8%	\$225,000	\$239,950	+ 6.6%
Average Sales Price*	\$217,255	\$299,314	+ 37.8%	\$232,584	\$257,681	+ 10.8%
Percent of Original List Price Received*	101.5%	103.2%	+ 1.7%	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	52	20	- 61.5%	—	—	—
Months Supply of Inventory	4.5	1.5	- 66.7%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	1	—	6	4	- 33.3%
Pending Sales	0	1	—	3	5	+ 66.7%
Closed Sales	1	0	- 100.0%	4	5	+ 25.0%
Days on Market Until Sale	40	—	—	56	34	- 39.3%
Median Sales Price*	\$209,000	—	—	\$206,000	\$210,000	+ 1.9%
Average Sales Price*	\$209,000	—	—	\$207,125	\$213,500	+ 3.1%
Percent of Original List Price Received*	95.4%	—	—	98.7%	99.1%	+ 0.4%
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.

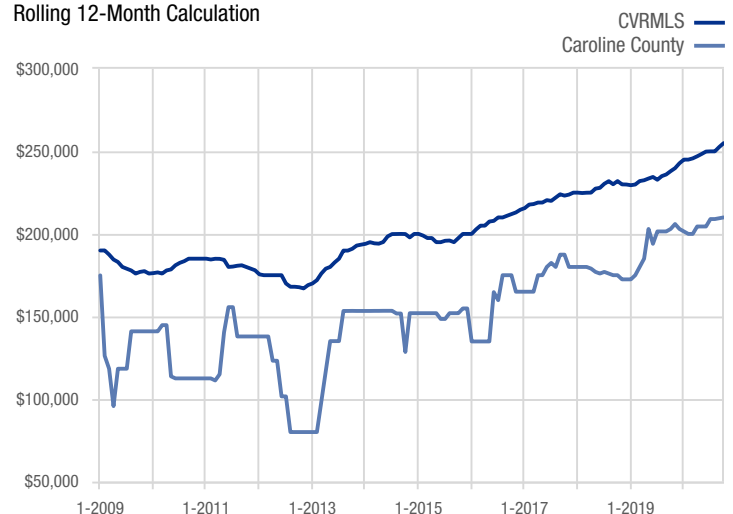
Median Sales Price - Single-Family

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.