

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

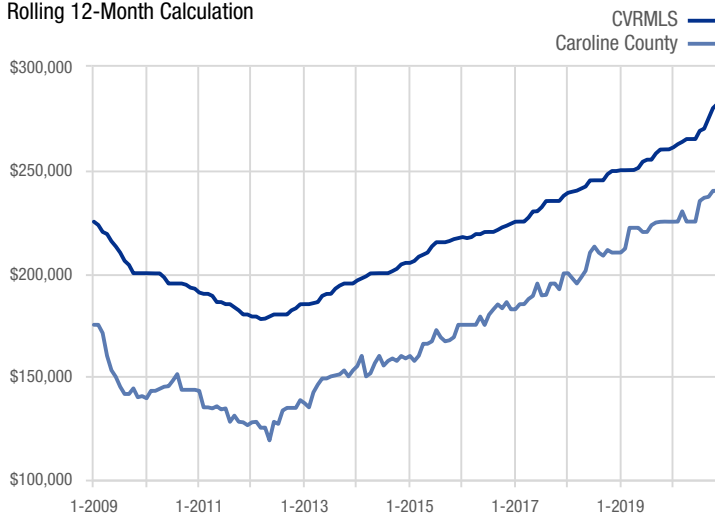
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	11	17	+ 54.5%	195	197	+ 1.0%
Pending Sales	11	15	+ 36.4%	131	159	+ 21.4%
Closed Sales	4	14	+ 250.0%	126	141	+ 11.9%
Days on Market Until Sale	52	24	- 53.8%	50	51	+ 2.0%
Median Sales Price*	\$228,500	<b>\$252,450</b>	+ 10.5%	\$225,000	<b>\$243,000</b>	+ 8.0%
Average Sales Price*	\$244,250	<b>\$263,729</b>	+ 8.0%	\$232,954	<b>\$258,281</b>	+ 10.9%
Percent of Original List Price Received*	92.1%	<b>99.7%</b>	+ 8.3%	97.4%	<b>98.1%</b>	+ 0.7%
Inventory of Homes for Sale	46	21	- 54.3%	—	—	—
Months Supply of Inventory	4.0	1.5	- 62.5%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1	0	- 100.0%	7	4	- 42.9%
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	0	0	0.0%	4	5	+ 25.0%
Days on Market Until Sale	—	—	—	56	34	- 39.3%
Median Sales Price*	—	—	—	\$206,000	<b>\$210,000</b>	+ 1.9%
Average Sales Price*	—	—	—	\$207,125	<b>\$213,500</b>	+ 3.1%
Percent of Original List Price Received*	—	—	—	98.7%	<b>99.1%</b>	+ 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.

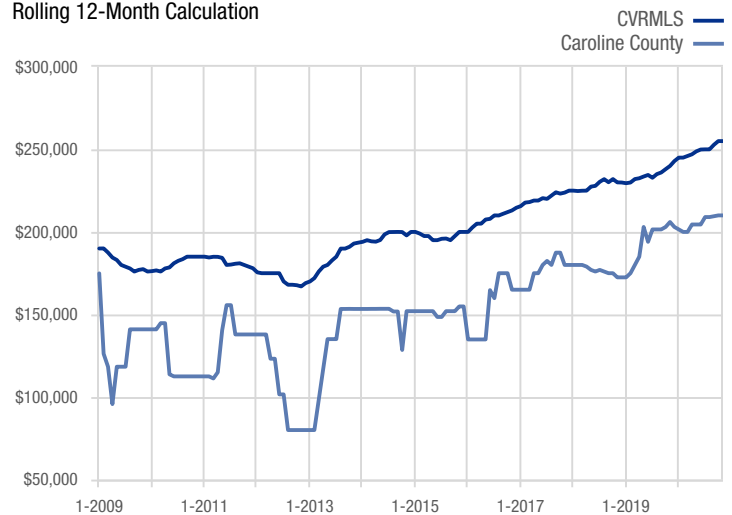
### Median Sales Price - Single-Family

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.