

# Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

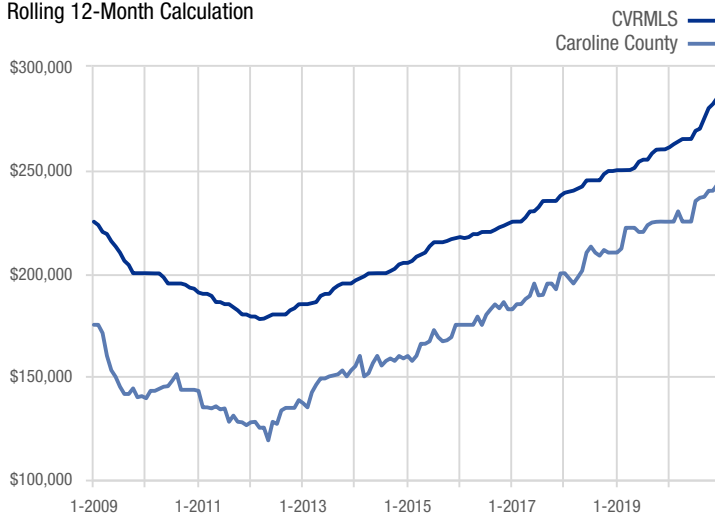
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
<b>Key Metrics</b>						
New Listings	10	13	+ 30.0%	205	210	+ 2.4%
Pending Sales	8	10	+ 25.0%	139	167	+ 20.1%
Closed Sales	12	14	+ 16.7%	138	155	+ 12.3%
Days on Market Until Sale	82	16	- 80.5%	52	48	- 7.7%
Median Sales Price*	\$211,000	<b>\$266,000</b>	+ 26.1%	\$224,950	<b>\$243,000</b>	+ 8.0%
Average Sales Price*	\$231,817	<b>\$268,495</b>	+ 15.8%	\$232,855	<b>\$259,204</b>	+ 11.3%
Percent of Original List Price Received*	94.8%	<b>103.1%</b>	+ 8.8%	97.2%	<b>98.5%</b>	+ 1.3%
Inventory of Homes for Sale	41	23	- 43.9%	—	—	—
Months Supply of Inventory	3.5	1.7	- 51.4%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
<b>Key Metrics</b>						
New Listings	1	1	0.0%	8	5	- 37.5%
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	1	1	0.0%	5	6	+ 20.0%
Days on Market Until Sale	51	6	- 88.2%	55	29	- 47.3%
Median Sales Price*	\$193,500	<b>\$240,000</b>	+ 24.0%	\$203,000	<b>\$210,000</b>	+ 3.4%
Average Sales Price*	\$193,500	<b>\$240,000</b>	+ 24.0%	\$204,400	<b>\$218,800</b>	+ 7.0%
Percent of Original List Price Received*	94.4%	<b>102.1%</b>	+ 8.2%	97.9%	<b>99.7%</b>	+ 1.8%
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.

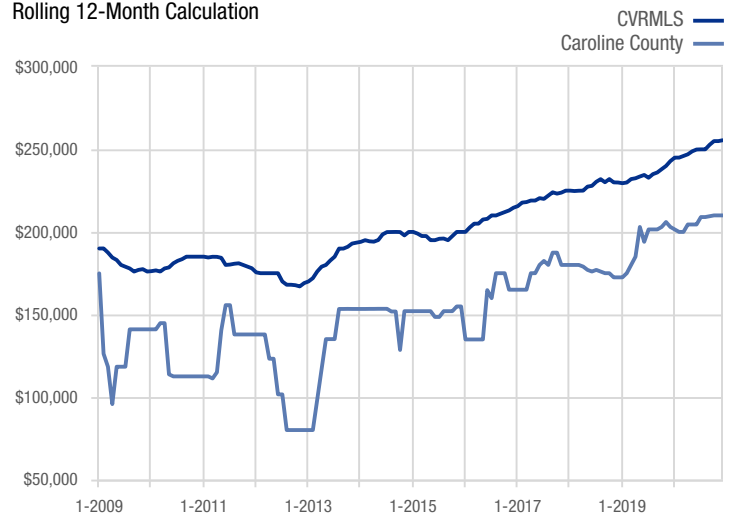
### Median Sales Price - Single-Family

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.