

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

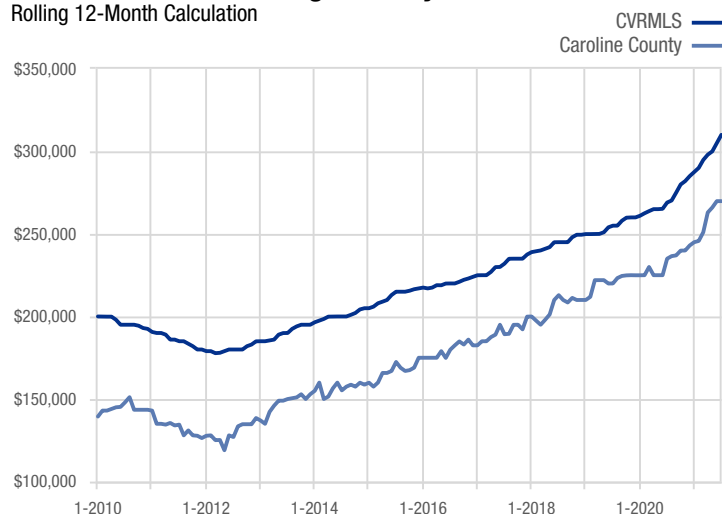
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	13	23	+ 76.9%	129	155	+ 20.2%
Pending Sales	17	17	0.0%	107	133	+ 24.3%
Closed Sales	25	25	0.0%	93	107	+ 15.1%
Days on Market Until Sale	43	15	- 65.1%	60	24	- 60.0%
Median Sales Price*	\$280,500	\$329,000	+ 17.3%	\$239,150	\$274,500	+ 14.8%
Average Sales Price*	\$275,873	\$295,583	+ 7.1%	\$253,103	\$298,743	+ 18.0%
Percent of Original List Price Received*	98.0%	101.7%	+ 3.8%	97.5%	101.2%	+ 3.8%
Inventory of Homes for Sale	20	29	+ 45.0%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	2	0	- 100.0%	3	3	0.0%
Pending Sales	0	1	—	3	3	0.0%
Closed Sales	0	1	—	4	3	- 25.0%
Days on Market Until Sale	—	5	—	42	4	- 90.5%
Median Sales Price*	—	\$258,000	—	\$210,000	\$232,000	+ 10.5%
Average Sales Price*	—	\$258,000	—	\$206,333	\$228,333	+ 10.7%
Percent of Original List Price Received*	—	101.2%	—	97.9%	100.6%	+ 2.8%
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.

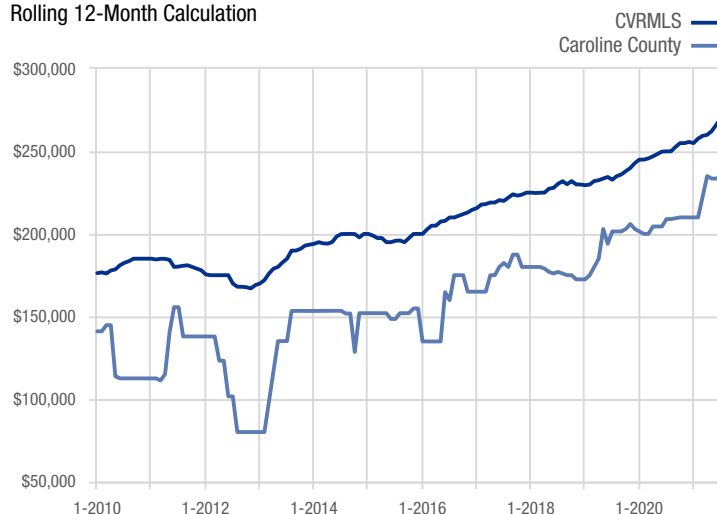
Median Sales Price - Single-Family

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.