

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

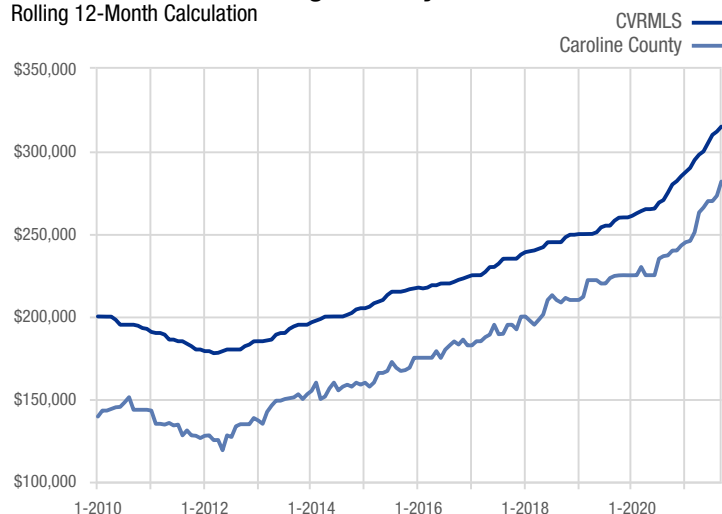
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	17	31	+ 82.4%	159	219	+ 37.7%
Pending Sales	6	26	+ 333.3%	124	178	+ 43.5%
Closed Sales	16	29	+ 81.3%	122	159	+ 30.3%
Days on Market Until Sale	52	19	- 63.5%	55	22	- 60.0%
Median Sales Price*	\$233,050	\$340,000	+ 45.9%	\$239,950	\$285,000	+ 18.8%
Average Sales Price*	\$247,431	\$332,122	+ 34.2%	\$255,617	\$306,003	+ 19.7%
Percent of Original List Price Received*	96.8%	100.9%	+ 4.2%	97.6%	101.1%	+ 3.6%
Inventory of Homes for Sale	24	43	+ 79.2%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	0	2	—	3	7	+ 133.3%
Pending Sales	0	3	—	4	7	+ 75.0%
Closed Sales	1	1	0.0%	5	5	0.0%
Days on Market Until Sale	3	3	0.0%	34	5	- 85.3%
Median Sales Price*	\$235,000	\$275,000	+ 17.0%	\$210,000	\$258,000	+ 22.9%
Average Sales Price*	\$235,000	\$275,000	+ 17.0%	\$213,500	\$244,180	+ 14.4%
Percent of Original List Price Received*	102.6%	94.9%	- 7.5%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

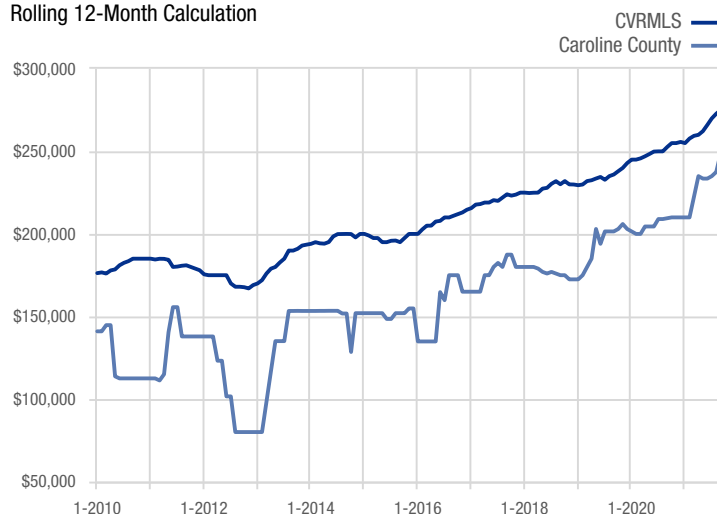
Median Sales Price - Single-Family

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.