

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

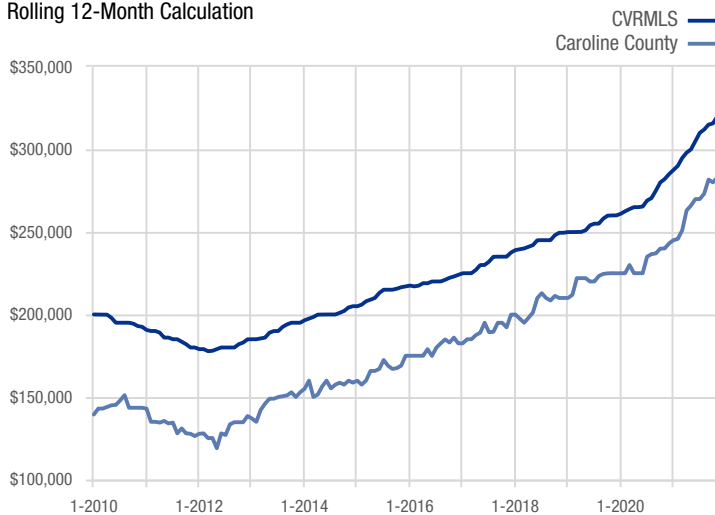
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	17	25	+ 47.1%	197	273	+ 38.6%
Pending Sales	14	35	+ 150.0%	158	229	+ 44.9%
Closed Sales	14	23	+ 64.3%	142	203	+ 43.0%
Days on Market Until Sale	24	35	+ 45.8%	51	23	- 54.9%
Median Sales Price*	\$252,450	\$349,000	+ 38.2%	\$243,000	\$284,388	+ 17.0%
Average Sales Price*	\$263,729	\$333,064	+ 26.3%	\$258,281	\$308,342	+ 19.4%
Percent of Original List Price Received*	99.7%	100.9%	+ 1.2%	98.1%	101.2%	+ 3.2%
Inventory of Homes for Sale	22	43	+ 95.5%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	1	—	4	8	+ 100.0%
Pending Sales	0	0	0.0%	5	7	+ 40.0%
Closed Sales	0	0	0.0%	5	8	+ 60.0%
Days on Market Until Sale	—	—	—	34	10	- 70.6%
Median Sales Price*	—	—	—	\$210,000	\$246,500	+ 17.4%
Average Sales Price*	—	—	—	\$213,500	\$243,981	+ 14.3%
Percent of Original List Price Received*	—	—	—	99.1%	97.6%	- 1.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.

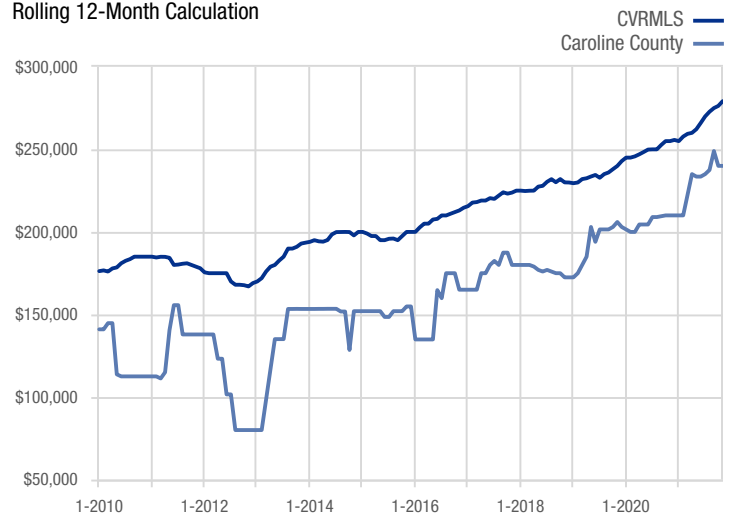
Median Sales Price - Single-Family

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.