

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

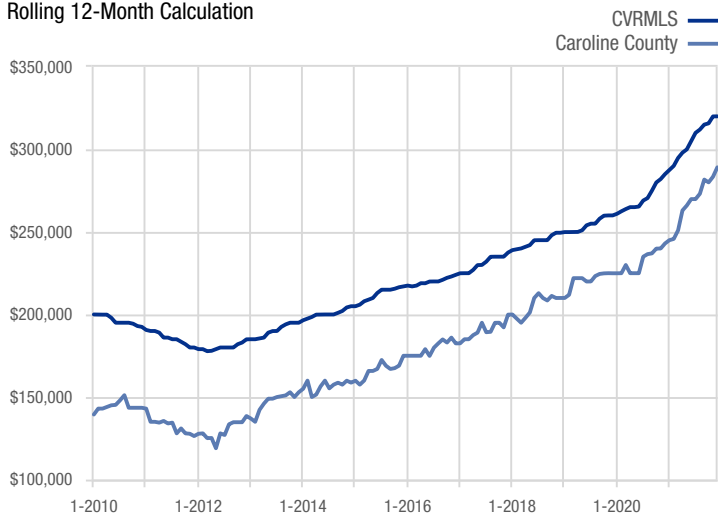
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
New Listings	14	20	+ 42.9%	211	293	+ 38.9%
Pending Sales	10	19	+ 90.0%	168	247	+ 47.0%
Closed Sales	14	27	+ 92.9%	156	231	+ 48.1%
Days on Market Until Sale	16	49	+ 206.3%	48	26	- 45.8%
Median Sales Price*	\$266,000	<b>\$366,990</b>	+ 38.0%	\$243,000	<b>\$289,113</b>	+ 19.0%
Average Sales Price*	\$268,495	<b>\$327,792</b>	+ 22.1%	\$259,204	<b>\$311,137</b>	+ 20.0%
Percent of Original List Price Received*	103.1%	<b>99.5%</b>	- 3.5%	98.5%	<b>101.0%</b>	+ 2.5%
Inventory of Homes for Sale	24	41	+ 70.8%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	5	8	+ 60.0%
Pending Sales	1	1	0.0%	6	8	+ 33.3%
Closed Sales	1	1	0.0%	6	9	+ 50.0%
Days on Market Until Sale	6	21	+ 250.0%	29	11	- 62.1%
Median Sales Price*	\$240,000	<b>\$280,000</b>	+ 16.7%	\$210,000	<b>\$258,000</b>	+ 22.9%
Average Sales Price*	\$240,000	<b>\$280,000</b>	+ 16.7%	\$218,800	<b>\$247,983</b>	+ 13.3%
Percent of Original List Price Received*	102.1%	<b>96.6%</b>	- 5.4%	99.7%	<b>97.5%</b>	- 2.2%
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.

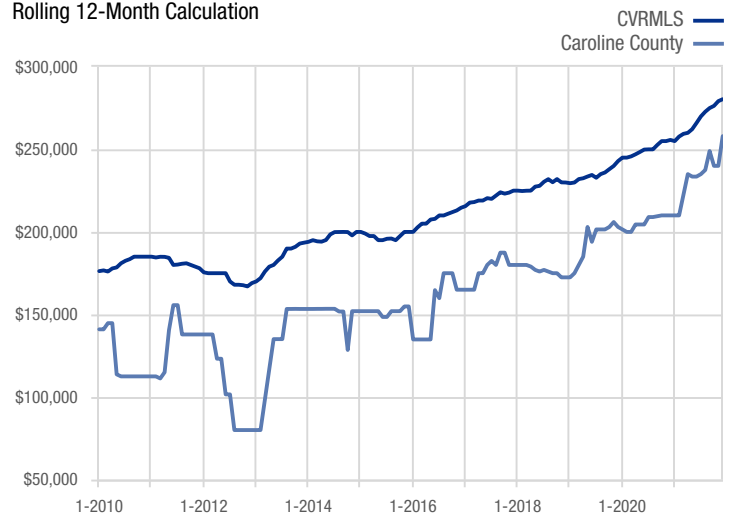
### Median Sales Price - Single-Family

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.