

Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

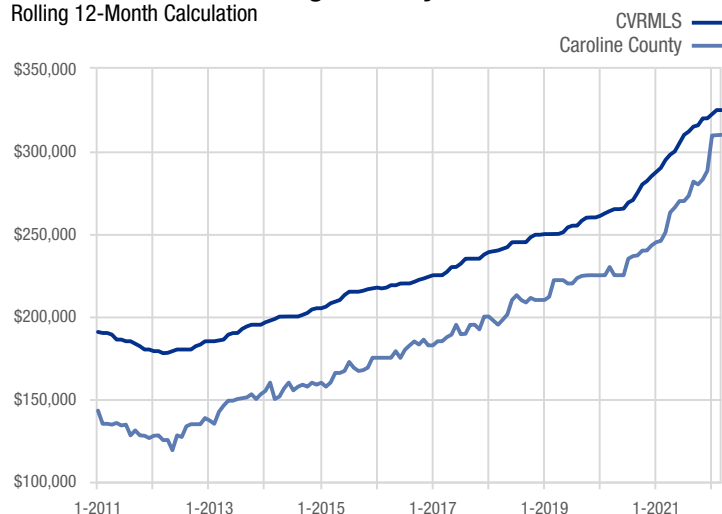
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	23	18	- 21.7%	53	55	+ 3.8%
Pending Sales	25	23	- 8.0%	58	78	+ 34.5%
Closed Sales	15	26	+ 73.3%	35	55	+ 57.1%
Days on Market Until Sale	28	48	+ 71.4%	28	47	+ 67.9%
Median Sales Price*	\$330,000	\$380,495	+ 15.3%	\$273,117	\$379,490	+ 38.9%
Average Sales Price*	\$324,093	\$353,704	+ 9.1%	\$292,952	\$351,963	+ 20.1%
Percent of Original List Price Received*	99.1%	101.2%	+ 2.1%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	1	—	0	2	—
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	4	—	5	4	- 20.0%
Median Sales Price*	—	\$235,000	—	\$195,000	\$235,000	+ 20.5%
Average Sales Price*	—	\$235,000	—	\$195,000	\$235,000	+ 20.5%
Percent of Original List Price Received*	—	109.3%	—	97.5%	109.3%	+ 12.1%
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.

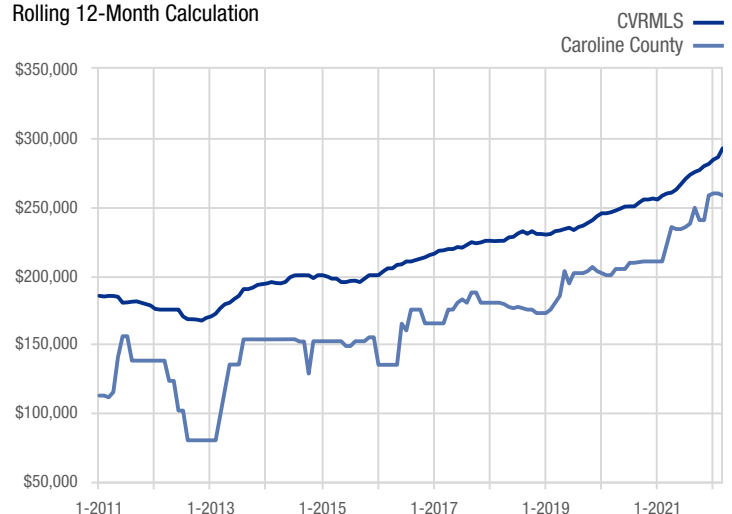
Median Sales Price - Single-Family

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.