

# Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

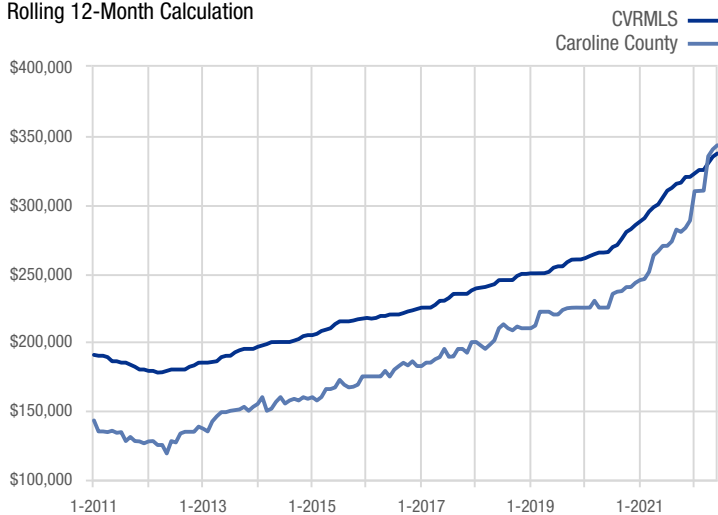
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	31	18	- 41.9%	132	123	- 6.8%
Pending Sales	22	21	- 4.5%	115	130	+ 13.0%
Closed Sales	9	22	+ 144.4%	83	116	+ 39.8%
Days on Market Until Sale	5	14	+ 180.0%	27	38	+ 40.7%
Median Sales Price*	\$292,500	<b>\$305,500</b>	+ 4.4%	\$273,559	<b>\$379,695</b>	+ 38.8%
Average Sales Price*	\$296,238	<b>\$328,558</b>	+ 10.9%	\$299,497	<b>\$368,082</b>	+ 22.9%
Percent of Original List Price Received*	105.0%	<b>102.5%</b>	- 2.4%	101.2%	<b>100.9%</b>	- 0.3%
Inventory of Homes for Sale	29	20	- 31.0%	—	—	—
Months Supply of Inventory	1.8	0.9	- 50.0%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	2	1	- 50.0%	3	4	+ 33.3%
Pending Sales	1	0	- 100.0%	2	4	+ 100.0%
Closed Sales	0	2	—	2	4	+ 100.0%
Days on Market Until Sale	—	3	—	3	3	0.0%
Median Sales Price*	—	<b>\$248,500</b>	—	\$213,500	<b>\$240,000</b>	+ 12.4%
Average Sales Price*	—	<b>\$248,500</b>	—	\$213,500	<b>\$244,000</b>	+ 14.3%
Percent of Original List Price Received*	—	<b>101.4%</b>	—	100.3%	<b>104.0%</b>	+ 3.7%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

\* 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.

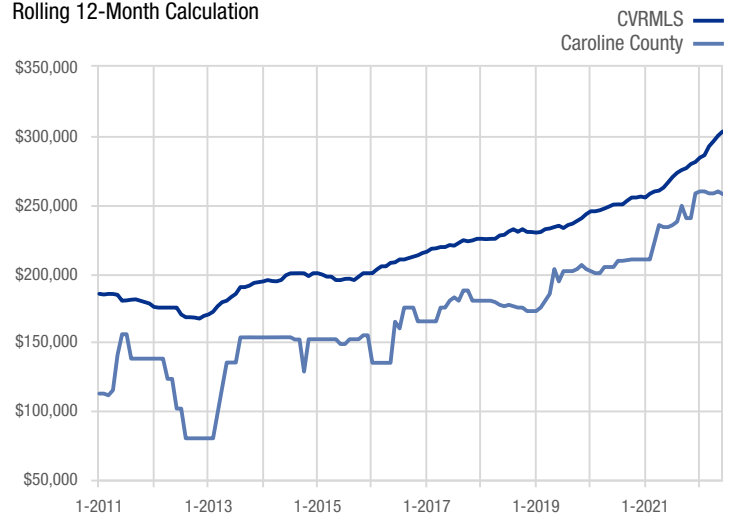
### Median Sales Price - Single-Family

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.