

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

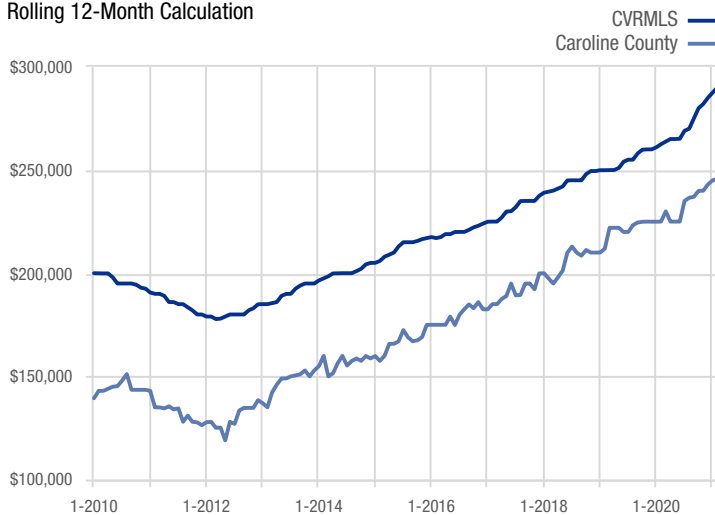
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	17	13	- 23.5%	43	30	- 30.2%
Pending Sales	13	19	+ 46.2%	23	36	+ 56.5%
Closed Sales	7	9	+ 28.6%	15	20	+ 33.3%
Days on Market Until Sale	135	25	- 81.5%	102	28	- 72.5%
Median Sales Price*	\$259,950	\$304,059	+ 17.0%	\$220,000	\$258,000	+ 17.3%
Average Sales Price*	\$255,036	\$319,377	+ 25.2%	\$234,803	\$267,001	+ 13.7%
Percent of Original List Price Received*	98.8%	99.8%	+ 1.0%	97.1%	99.5%	+ 2.5%
Inventory of Homes for Sale	40	13	- 67.5%	—	—	—
Months Supply of Inventory	3.5	0.9	- 74.3%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	44	5	- 88.6%
Median Sales Price*	—	—	—	\$199,000	\$195,000	- 2.0%
Average Sales Price*	—	—	—	\$199,000	\$195,000	- 2.0%
Percent of Original List Price Received*	—	—	—	97.1%	97.5%	+ 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.

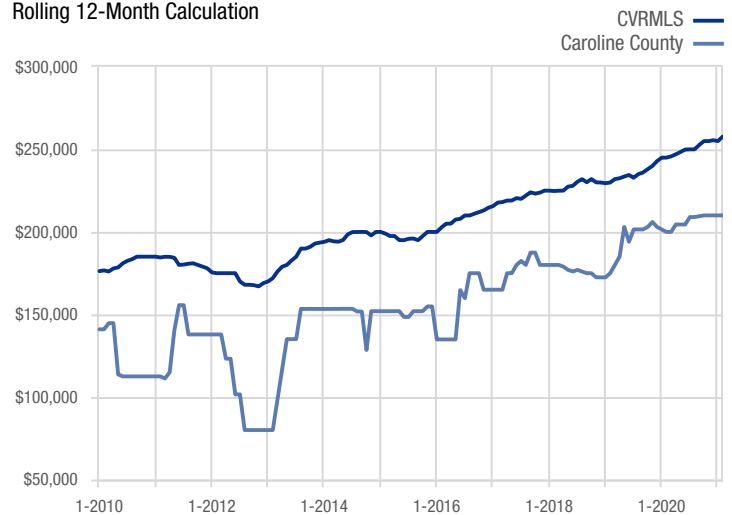
Median Sales Price - Single-Family

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.