

Local Market Update – March 2021

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

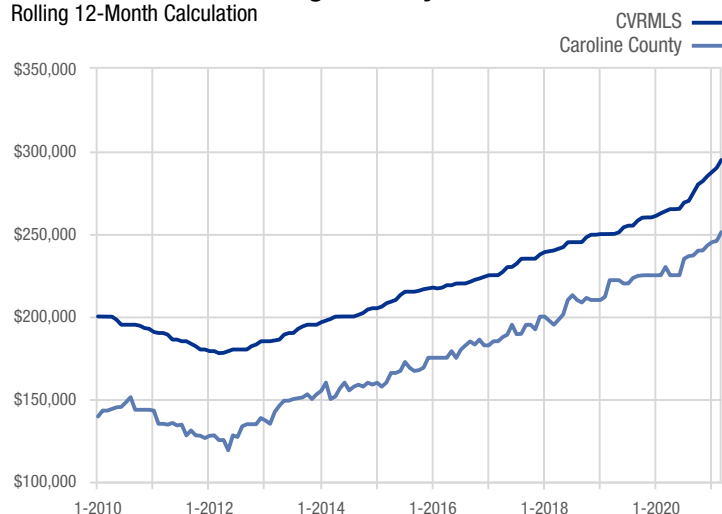
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	13	22	+ 69.2%	56	52	- 7.1%
Pending Sales	14	27	+ 92.9%	37	59	+ 59.5%
Closed Sales	15	15	0.0%	30	35	+ 16.7%
Days on Market Until Sale	85	28	- 67.1%	93	28	- 69.9%
Median Sales Price*	\$239,900	\$330,000	+ 37.6%	\$226,500	\$273,117	+ 20.6%
Average Sales Price*	\$258,393	\$324,093	+ 25.4%	\$246,598	\$292,952	+ 18.8%
Percent of Original List Price Received*	98.4%	99.1%	+ 0.7%	97.8%	99.3%	+ 1.5%
Inventory of Homes for Sale	28	11	- 60.7%	—	—	—
Months Supply of Inventory	2.4	0.7	- 70.8%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	56	—	—	52	5	- 90.4%
Median Sales Price*	\$210,000	—	—	\$204,500	\$195,000	- 4.6%
Average Sales Price*	\$210,000	—	—	\$204,500	\$195,000	- 4.6%
Percent of Original List Price Received*	99.1%	—	—	98.1%	97.5%	- 0.6%
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.

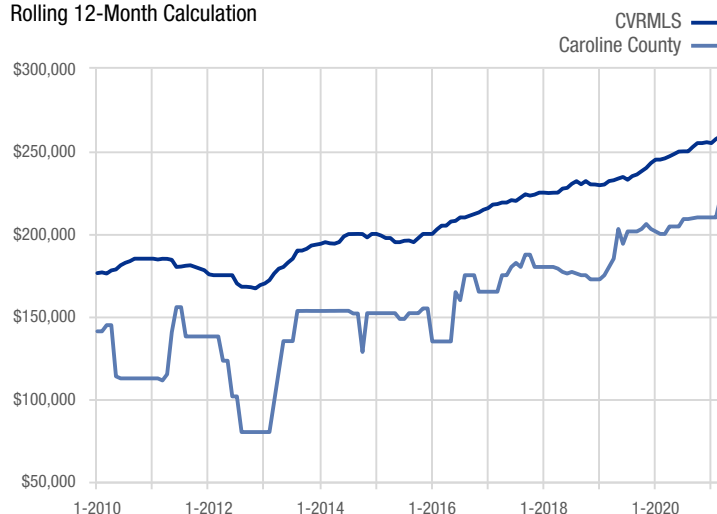
Median Sales Price - Single-Family

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.