

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

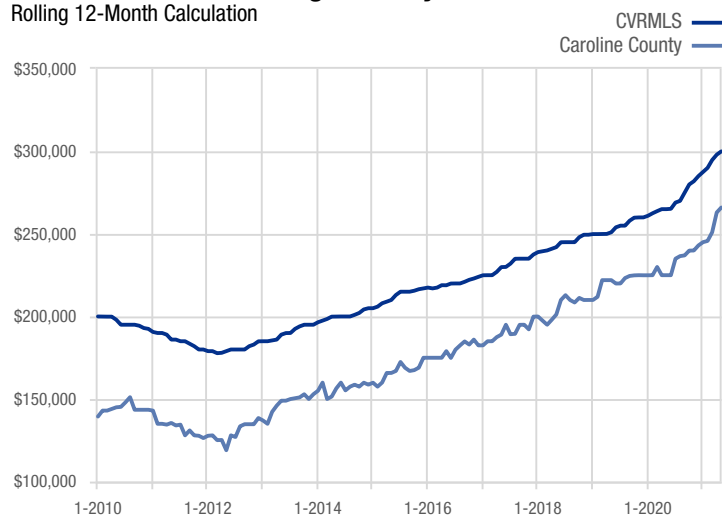
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	16	34	+ 112.5%	98	101	+ 3.1%
Pending Sales	20	29	+ 45.0%	69	98	+ 42.0%
Closed Sales	12	20	+ 66.7%	55	74	+ 34.5%
Days on Market Until Sale	32	45	+ 40.6%	75	30	- 60.0%
Median Sales Price*	\$235,000	\$263,140	+ 12.0%	\$222,500	\$269,925	+ 21.3%
Average Sales Price*	\$233,242	\$306,820	+ 31.5%	\$237,919	\$299,859	+ 26.0%
Percent of Original List Price Received*	96.0%	102.9%	+ 7.2%	97.8%	100.8%	+ 3.1%
Inventory of Homes for Sale	34	17	- 50.0%	—	—	—
Months Supply of Inventory	3.0	1.0	- 66.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	0	1	—	4	2	- 50.0%
Days on Market Until Sale	—	1	—	42	3	- 92.9%
Median Sales Price*	—	\$232,000	—	\$210,000	\$213,500	+ 1.7%
Average Sales Price*	—	\$232,000	—	\$206,333	\$213,500	+ 3.5%
Percent of Original List Price Received*	—	103.1%	—	97.9%	100.3%	+ 2.5%
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.

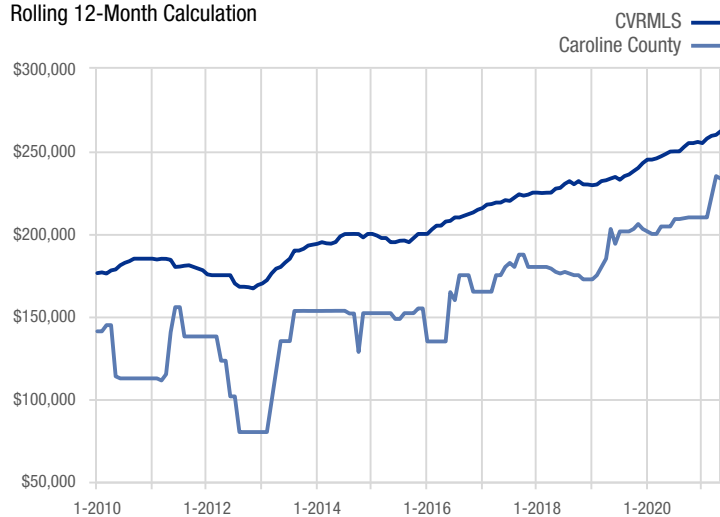
Median Sales Price - Single-Family

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.