

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

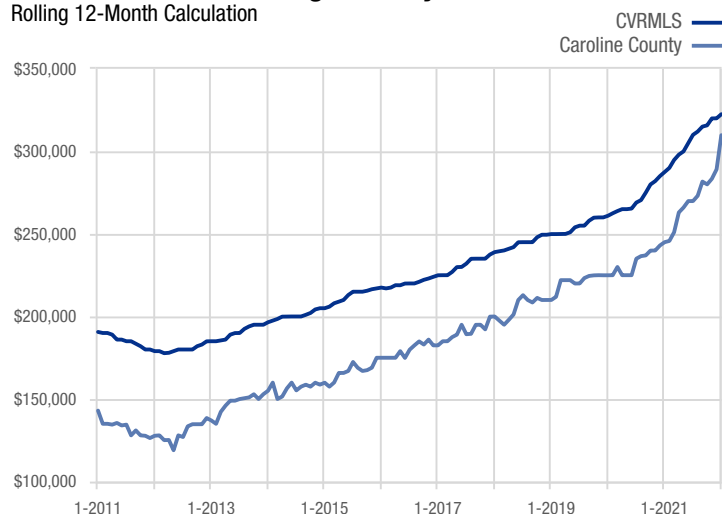
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	17	19	+ 11.8%	17	19	+ 11.8%
Pending Sales	15	29	+ 93.3%	15	29	+ 93.3%
Closed Sales	11	14	+ 27.3%	11	14	+ 27.3%
Days on Market Until Sale	29	56	+ 93.1%	29	56	+ 93.1%
Median Sales Price*	\$245,000	\$364,695	+ 48.9%	\$245,000	\$364,695	+ 48.9%
Average Sales Price*	\$225,100	\$370,004	+ 64.4%	\$225,100	\$370,004	+ 64.4%
Percent of Original List Price Received*	99.3%	97.2%	- 2.1%	99.3%	97.2%	- 2.1%
Inventory of Homes for Sale	26	32	+ 23.1%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	5	—	—	5	—	—
Median Sales Price*	\$195,000	—	—	\$195,000	—	—
Average Sales Price*	\$195,000	—	—	\$195,000	—	—
Percent of Original List Price Received*	97.5%	—	—	97.5%	—	—
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.

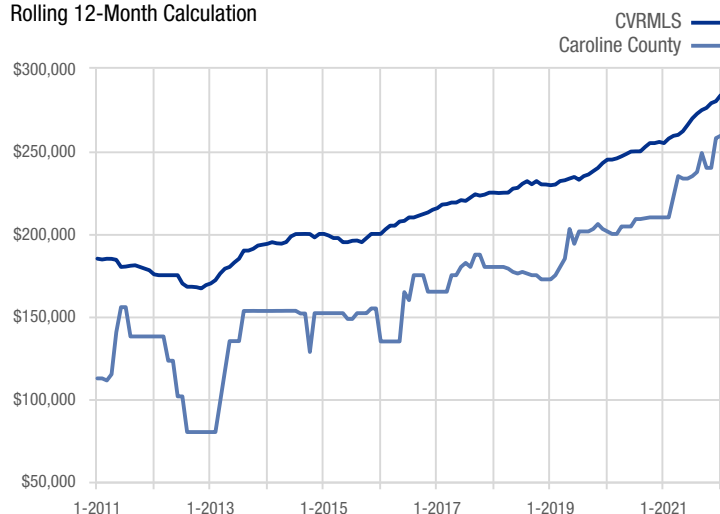
Median Sales Price - Single-Family

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.