

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

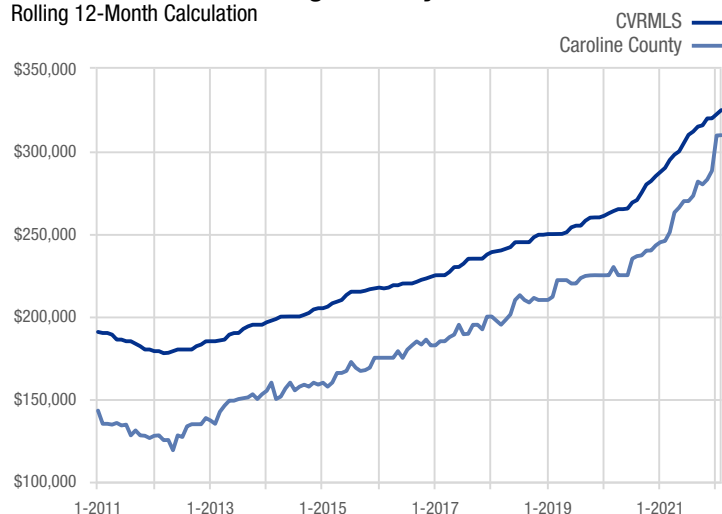
| Single Family | February | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 2-2021 | Thru 2-2022 | % Change |
| New Listings | 13 | 17 | + 30.8% | 30 | 36 | + 20.0% |
| Pending Sales | 18 | 32 | + 77.8% | 33 | 57 | + 72.7% |
| Closed Sales | 9 | 15 | + 66.7% | 20 | 29 | + 45.0% |
| Days on Market Until Sale | 25 | 39 | + 56.0% | 28 | 47 | + 67.9% |
| Median Sales Price* | \$304,059 | \$387,000 | + 27.3% | \$258,000 | \$379,490 | + 47.1% |
| Average Sales Price* | \$319,377 | \$332,106 | + 4.0% | \$267,001 | \$350,402 | + 31.2% |
| Percent of Original List Price Received* | 99.8% | 99.4% | - 0.4% | 99.5% | 98.4% | - 1.1% |
| Inventory of Homes for Sale | 16 | 20 | + 25.0% | — | — | — |
| Months Supply of Inventory | 1.1 | 0.9 | - 18.2% | — | — | — |

| Condo/Town | February | | | Year to Date | | |
|--|----------|------|----------|--------------|-------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 2-2021 | Thru 2-2022 | % Change |
| New Listings | 0 | 0 | 0.0% | 0 | 1 | — |
| Pending Sales | 0 | 1 | — | 0 | 1 | — |
| Closed Sales | 0 | 0 | 0.0% | 1 | 0 | - 100.0% |
| Days on Market Until Sale | — | — | — | 5 | — | — |
| Median Sales Price* | — | — | — | \$195,000 | — | — |
| Average Sales Price* | — | — | — | \$195,000 | — | — |
| Percent of Original List Price Received* | — | — | — | 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.

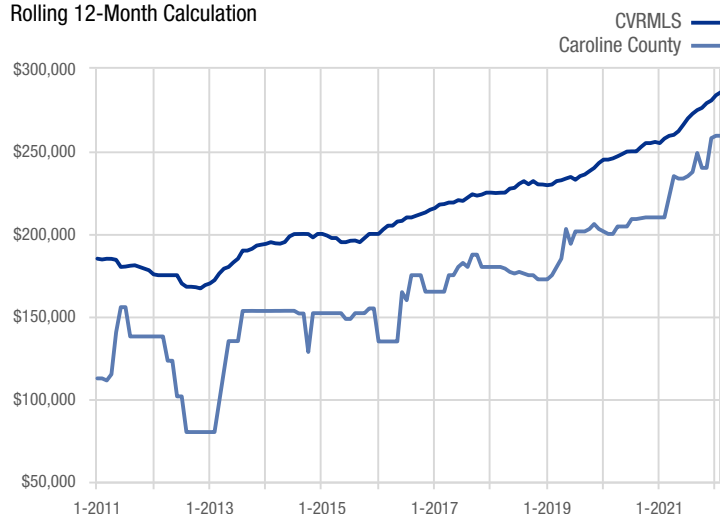
Median Sales Price - Single-Family

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.