

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

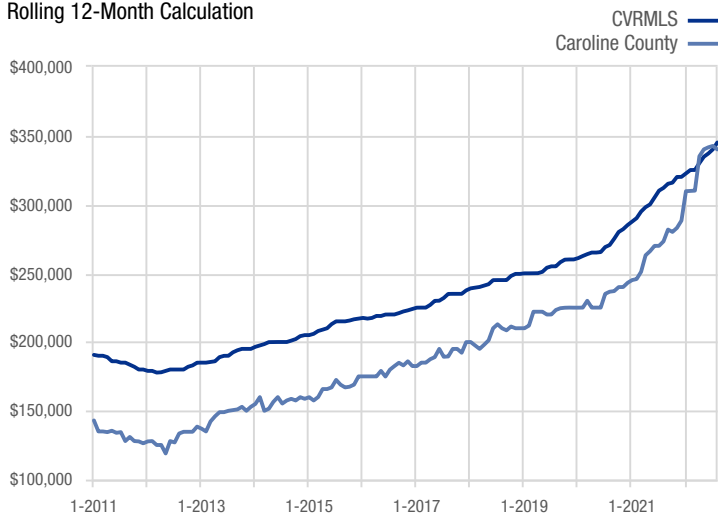
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	33	29	- 12.1%	189	182	- 3.7%
Pending Sales	21	18	- 14.3%	151	156	+ 3.3%
Closed Sales	22	19	- 13.6%	130	152	+ 16.9%
Days on Market Until Sale	18	24	+ 33.3%	23	35	+ 52.2%
Median Sales Price*	\$327,500	\$254,250	- 22.4%	\$280,000	\$349,450	+ 24.8%
Average Sales Price*	\$307,078	\$298,577	- 2.8%	\$300,039	\$352,237	+ 17.4%
Percent of Original List Price Received*	100.0%	95.1%	- 4.9%	101.1%	99.9%	- 1.2%
Inventory of Homes for Sale	43	45	+ 4.7%	—	—	—
Months Supply of Inventory	2.6	2.2	- 15.4%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	0	- 100.0%	5	5	0.0%
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Days on Market Until Sale	10	9	- 10.0%	5	5	0.0%
Median Sales Price*	\$260,900	\$238,000	- 8.8%	\$245,000	\$239,000	- 2.4%
Average Sales Price*	\$260,900	\$238,000	- 8.8%	\$236,475	\$242,500	+ 2.5%
Percent of Original List Price Received*	96.6%	100.2%	+ 3.7%	99.6%	103.1%	+ 3.5%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

* 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.

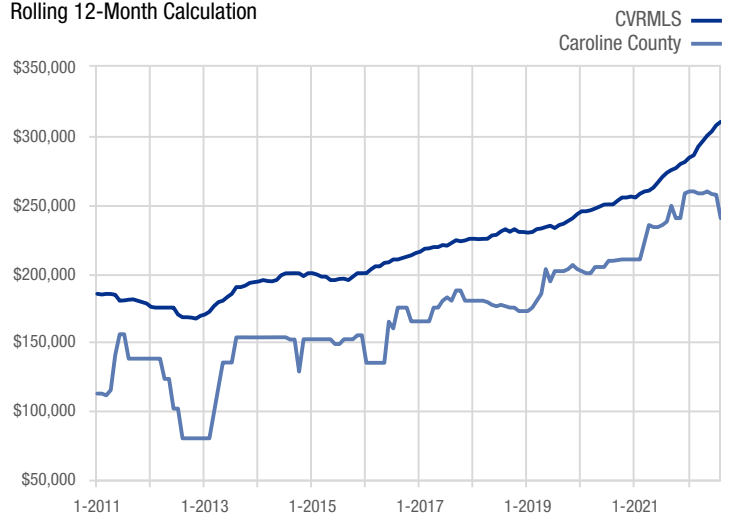
Median Sales Price - Single-Family

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.