

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

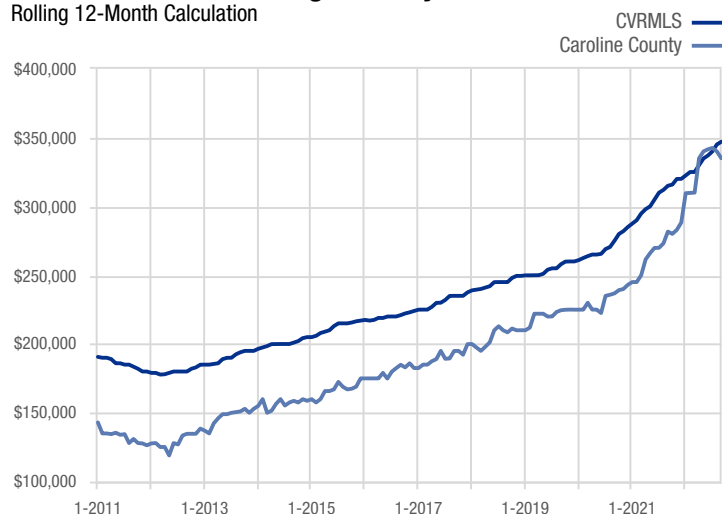
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	31	13	- 58.1%	220	198	- 10.0%
Pending Sales	25	23	- 8.0%	176	177	+ 0.6%
Closed Sales	29	16	- 44.8%	159	168	+ 5.7%
Days on Market Until Sale	19	23	+ 21.1%	22	34	+ 54.5%
Median Sales Price*	\$340,000	\$289,225	- 14.9%	\$285,000	\$339,950	+ 19.3%
Average Sales Price*	\$332,122	\$325,422	- 2.0%	\$306,003	\$349,652	+ 14.3%
Percent of Original List Price Received*	100.9%	95.4%	- 5.5%	101.1%	99.4%	- 1.7%
Inventory of Homes for Sale	46	35	- 23.9%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	2	0	- 100.0%	7	5	- 28.6%
Pending Sales	3	0	- 100.0%	7	5	- 28.6%
Closed Sales	1	0	- 100.0%	5	5	0.0%
Days on Market Until Sale	3	—	—	5	5	0.0%
Median Sales Price*	\$275,000	—	—	\$258,000	\$239,000	- 7.4%
Average Sales Price*	\$275,000	—	—	\$244,180	\$242,500	- 0.7%
Percent of Original List Price Received*	94.9%	—	—	98.7%	103.1%	+ 4.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.

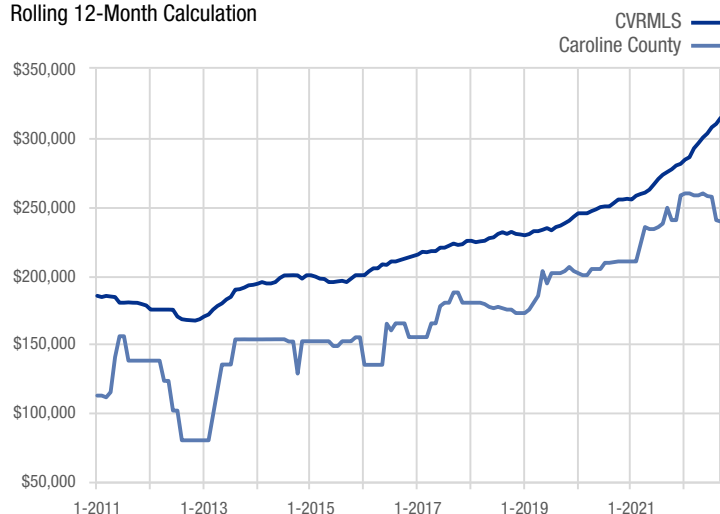
Median Sales Price - Single-Family

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.