

# Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

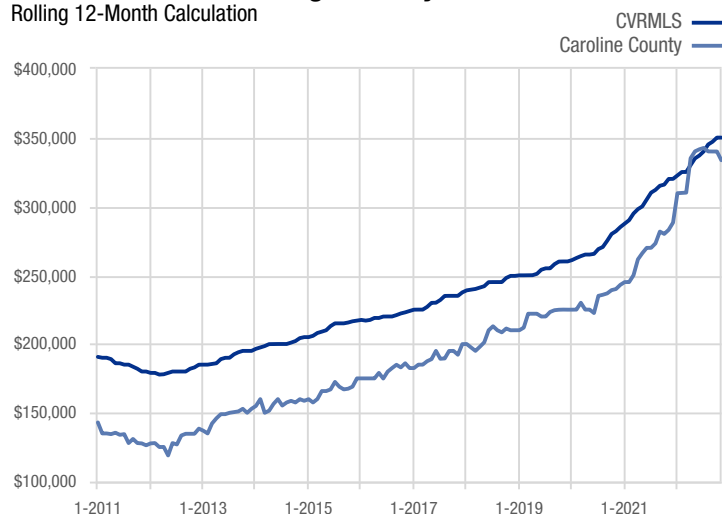
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	25	19	- 24.0%	274	235	- 14.2%
Pending Sales	32	7	- 78.1%	226	188	- 16.8%
Closed Sales	25	13	- 48.0%	205	200	- 2.4%
Days on Market Until Sale	35	26	- 25.7%	23	33	+ 43.5%
Median Sales Price*	\$349,000	<b>\$249,900</b>	- 28.4%	\$284,388	<b>\$330,000</b>	+ 16.0%
Average Sales Price*	\$332,102	<b>\$252,173</b>	- 24.1%	\$308,478	<b>\$342,945</b>	+ 11.2%
Percent of Original List Price Received*	100.7%	<b>97.6%</b>	- 3.1%	101.2%	<b>99.3%</b>	- 1.9%
Inventory of Homes for Sale	47	41	- 12.8%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1	0	- 100.0%	8	5	- 37.5%
Pending Sales	0	0	0.0%	7	5	- 28.6%
Closed Sales	0	0	0.0%	8	5	- 37.5%
Days on Market Until Sale	—	—	—	10	5	- 50.0%
Median Sales Price*	—	—	—	\$246,500	<b>\$239,000</b>	- 3.0%
Average Sales Price*	—	—	—	\$243,981	<b>\$242,500</b>	- 0.6%
Percent of Original List Price Received*	—	—	—	97.6%	<b>103.1%</b>	+ 5.6%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
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.

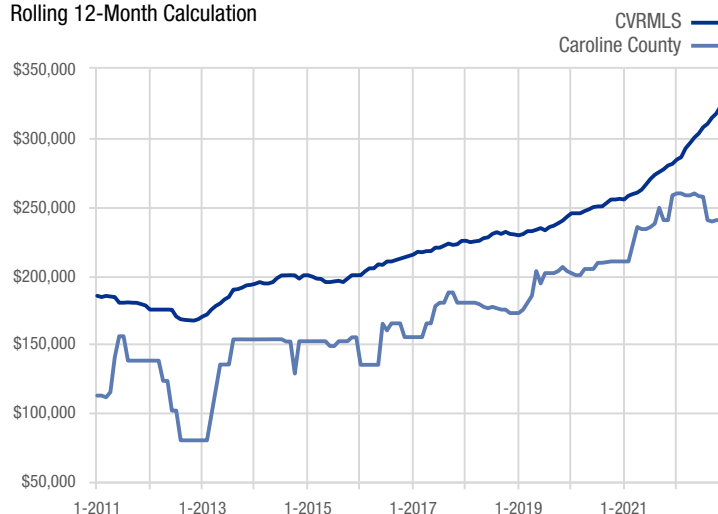
### Median Sales Price - Single-Family

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.