

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

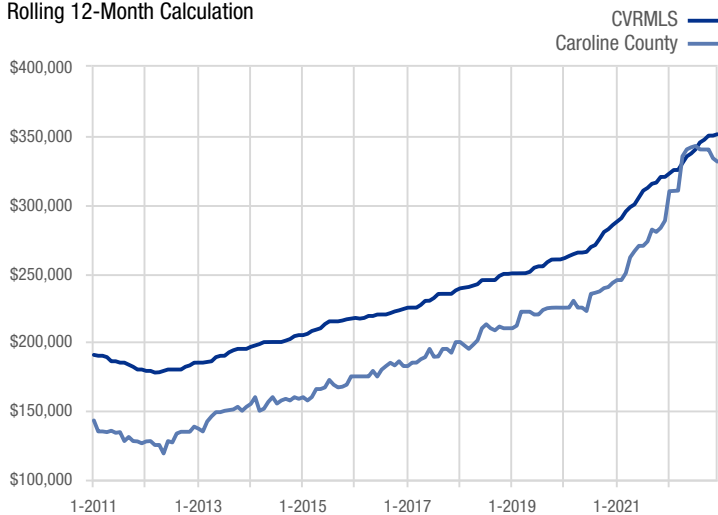
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	20	9	- 55.0%	294	245	- 16.7%
Pending Sales	17	10	- 41.2%	243	196	- 19.3%
Closed Sales	27	7	- 74.1%	232	207	- 10.8%
Days on Market Until Sale	49	59	+ 20.4%	26	34	+ 30.8%
Median Sales Price*	\$366,990	\$335,000	- 8.7%	\$288,225	\$331,103	+ 14.9%
Average Sales Price*	\$327,792	\$329,413	+ 0.5%	\$310,775	\$342,476	+ 10.2%
Percent of Original List Price Received*	99.5%	96.4%	- 3.1%	101.0%	99.2%	- 1.8%
Inventory of Homes for Sale	46	23	- 50.0%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	1	—	8	6	- 25.0%
Pending Sales	1	0	- 100.0%	8	5	- 37.5%
Closed Sales	1	0	- 100.0%	9	5	- 44.4%
Days on Market Until Sale	21	—	—	11	5	- 54.5%
Median Sales Price*	\$280,000	—	—	\$258,000	\$239,000	- 7.4%
Average Sales Price*	\$280,000	—	—	\$247,983	\$242,500	- 2.2%
Percent of Original List Price Received*	96.6%	—	—	97.5%	103.1%	+ 5.7%
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.

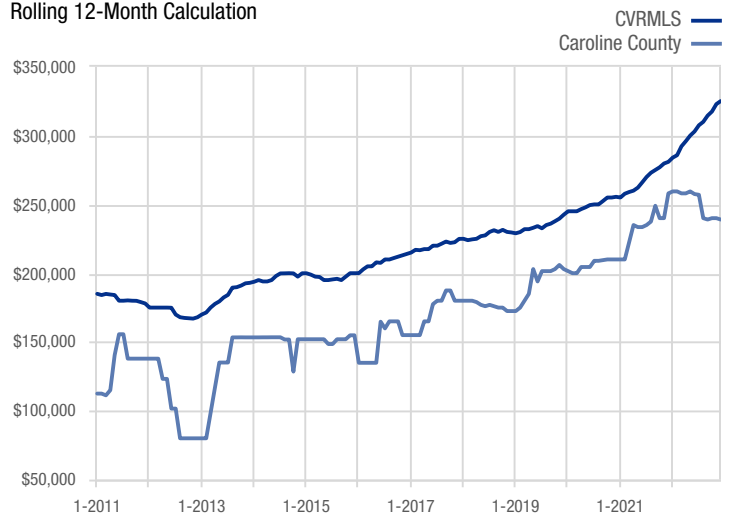
Median Sales Price - Single-Family

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.