

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

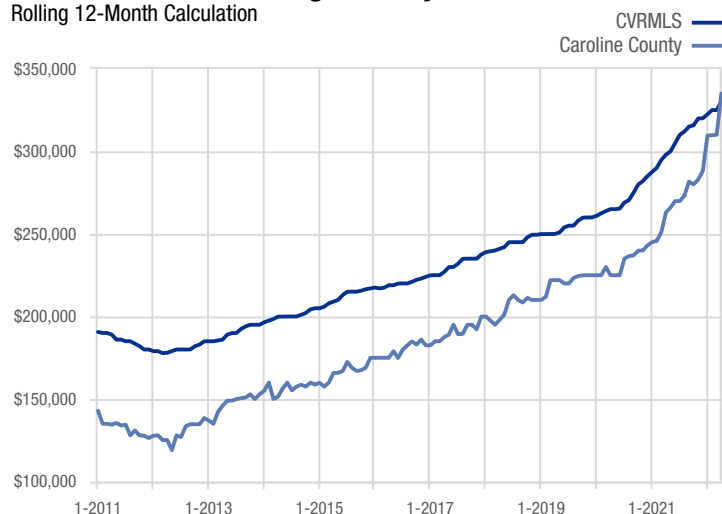
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	14	17	+ 21.4%	67	72	+ 7.5%
Pending Sales	10	13	+ 30.0%	68	85	+ 25.0%
Closed Sales	19	26	+ 36.8%	54	81	+ 50.0%
Days on Market Until Sale	18	37	+ 105.6%	24	44	+ 83.3%
Median Sales Price*	\$274,000	\$385,995	+ 40.9%	\$273,559	\$380,000	+ 38.9%
Average Sales Price*	\$304,526	\$423,874	+ 39.2%	\$297,181	\$375,045	+ 26.2%
Percent of Original List Price Received*	101.1%	101.6%	+ 0.5%	100.0%	100.3%	+ 0.3%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	1	0.0%	1	3	+ 200.0%
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	5	4	- 20.0%
Median Sales Price*	—	—	—	\$195,000	\$235,000	+ 20.5%
Average Sales Price*	—	—	—	\$195,000	\$235,000	+ 20.5%
Percent of Original List Price Received*	—	—	—	97.5%	109.3%	+ 12.1%
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.

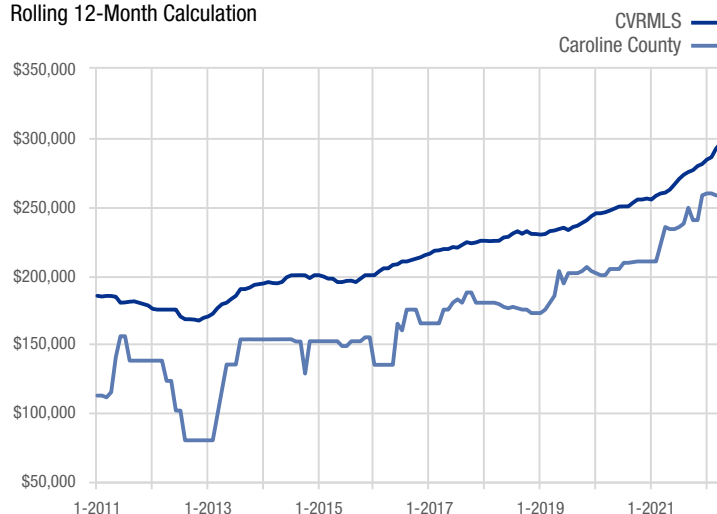
Median Sales Price - Single-Family

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.