

# Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

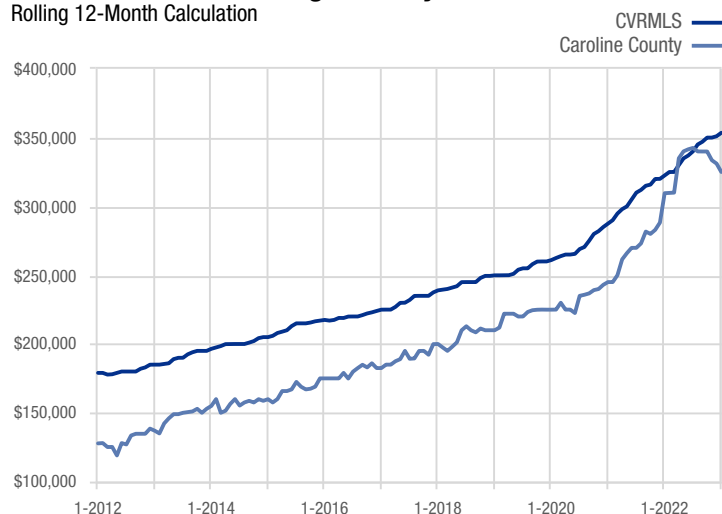
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	19	15	- 21.1%	19	15	- 21.1%
Pending Sales	24	16	- 33.3%	24	16	- 33.3%
Closed Sales	14	4	- 71.4%	14	4	- 71.4%
Days on Market Until Sale	56	54	- 3.6%	56	54	- 3.6%
Median Sales Price*	\$364,695	<b>\$374,500</b>	+ 2.7%	\$364,695	<b>\$374,500</b>	+ 2.7%
Average Sales Price*	\$370,004	<b>\$370,444</b>	+ 0.1%	\$370,004	<b>\$370,444</b>	+ 0.1%
Percent of Original List Price Received*	97.2%	<b>92.8%</b>	- 4.5%	97.2%	<b>92.8%</b>	- 4.5%
Inventory of Homes for Sale	39	19	- 51.3%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

\* 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.

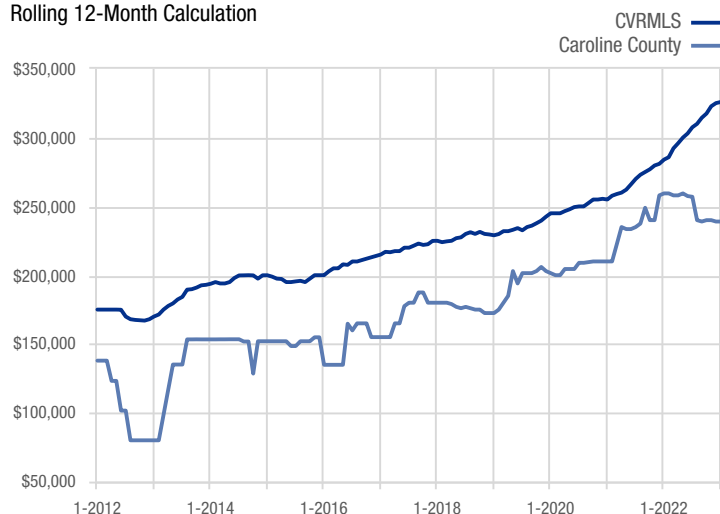
### Median Sales Price - Single-Family

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.