

Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

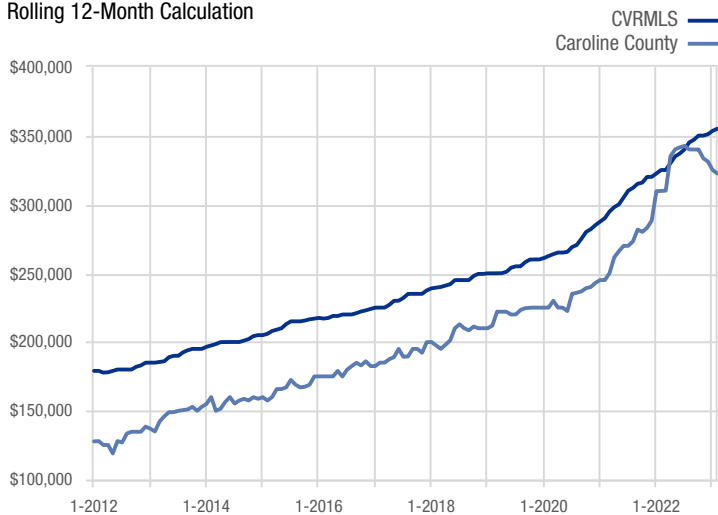
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	18	12	- 33.3%	37	27	- 27.0%
Pending Sales	27	16	- 40.7%	51	32	- 37.3%
Closed Sales	15	9	- 40.0%	29	13	- 55.2%
Days on Market Until Sale	39	42	+ 7.7%	47	46	- 2.1%
Median Sales Price*	\$387,000	\$300,000	- 22.5%	\$379,490	\$300,000	- 20.9%
Average Sales Price*	\$332,106	\$289,767	- 12.7%	\$350,402	\$314,591	- 10.2%
Percent of Original List Price Received*	99.4%	95.0%	- 4.4%	98.4%	94.3%	- 4.2%
Inventory of Homes for Sale	28	15	- 46.4%	—	—	—
Months Supply of Inventory	1.3	1.0	- 23.1%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
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	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.

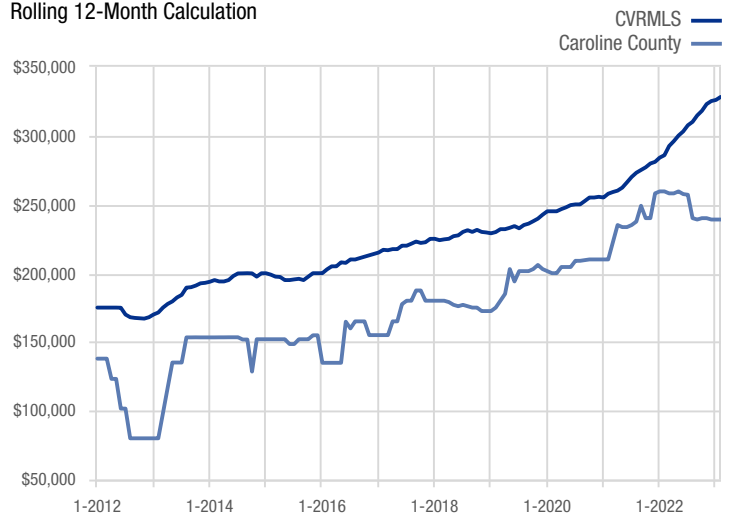
Median Sales Price - Single-Family

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.