

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

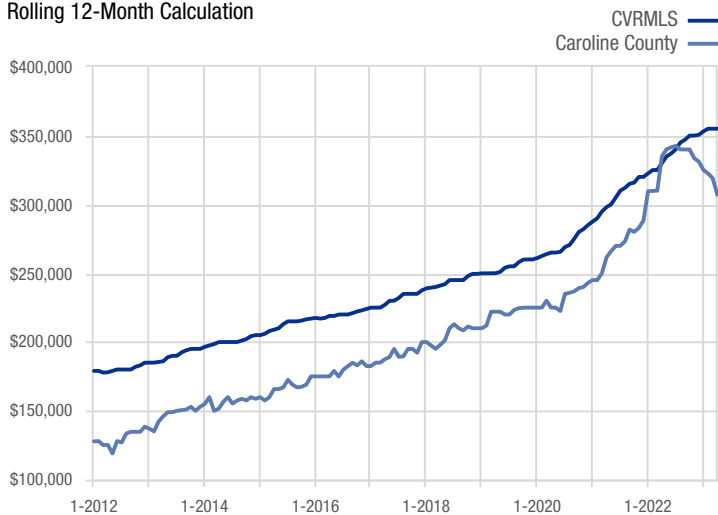
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	17	20	+ 17.6%	72	74	+ 2.8%
Pending Sales	11	17	+ 54.5%	78	66	- 15.4%
Closed Sales	26	16	- 38.5%	81	50	- 38.3%
Days on Market Until Sale	37	14	- 62.2%	44	45	+ 2.3%
Median Sales Price*	\$385,995	\$268,500	- 30.4%	\$380,000	\$303,750	- 20.1%
Average Sales Price*	\$423,874	\$268,713	- 36.6%	\$375,045	\$309,464	- 17.5%
Percent of Original List Price Received*	101.6%	98.1%	- 3.4%	100.3%	95.3%	- 5.0%
Inventory of Homes for Sale	25	22	- 12.0%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	1	1	0.0%	4	2	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	4	55	+ 1,275.0%
Median Sales Price*	—	—	—	\$235,000	\$270,000	+ 14.9%
Average Sales Price*	—	—	—	\$235,000	\$270,000	+ 14.9%
Percent of Original List Price Received*	—	—	—	109.3%	97.1%	- 11.2%
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.

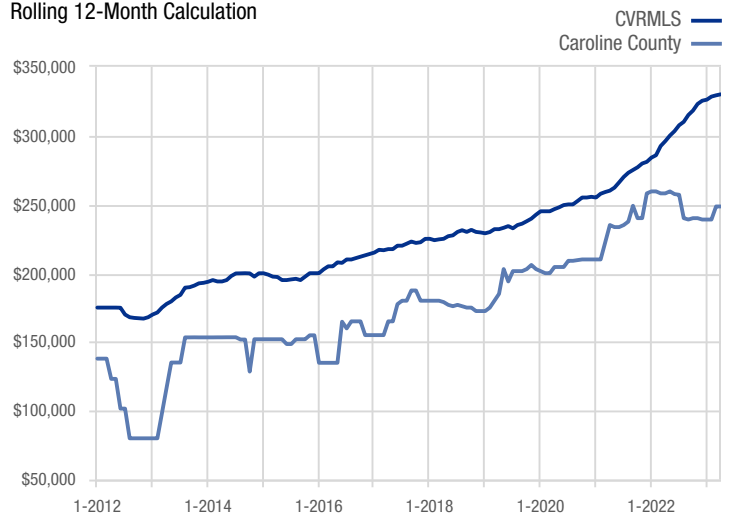
Median Sales Price - Single-Family

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.