

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

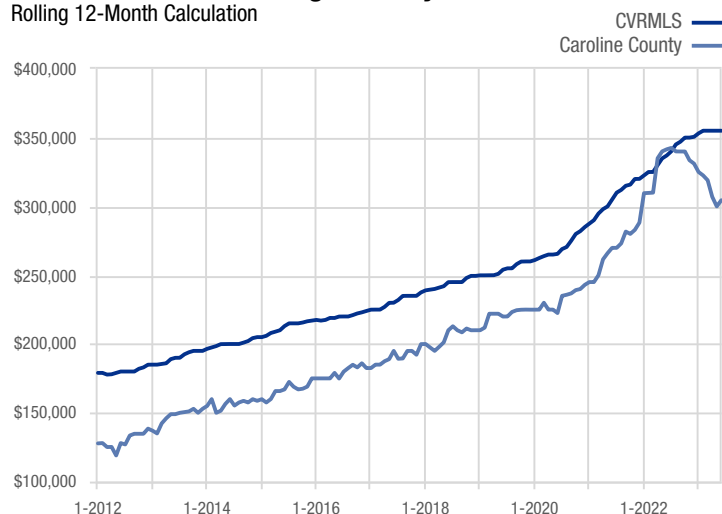
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	21	21	0.0%	126	128	+ 1.6%
Pending Sales	19	20	+ 5.3%	118	102	- 13.6%
Closed Sales	23	21	- 8.7%	117	85	- 27.4%
Days on Market Until Sale	14	25	+ 78.6%	38	37	- 2.6%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$379,490	\$306,000	- 19.4%
Average Sales Price*	\$325,577	\$339,643	+ 4.3%	\$367,159	\$316,066	- 13.9%
Percent of Original List Price Received*	102.6%	99.0%	- 3.5%	100.9%	97.0%	- 3.9%
Inventory of Homes for Sale	31	30	- 3.2%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	1	0	- 100.0%	4	2	- 50.0%
Pending Sales	0	0	0.0%	4	3	- 25.0%
Closed Sales	2	2	0.0%	4	3	- 25.0%
Days on Market Until Sale	3	21	+ 600.0%	3	32	+ 966.7%
Median Sales Price*	\$248,500	\$277,500	+ 11.7%	\$240,000	\$270,000	+ 12.5%
Average Sales Price*	\$248,500	\$277,500	+ 11.7%	\$244,000	\$275,000	+ 12.7%
Percent of Original List Price Received*	101.4%	98.2%	- 3.2%	104.0%	97.9%	- 5.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

* 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.

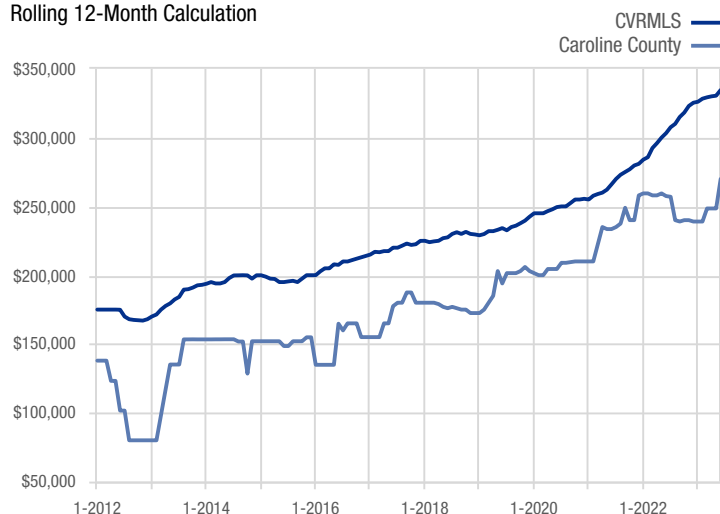
Median Sales Price - Single-Family

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.