

# Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

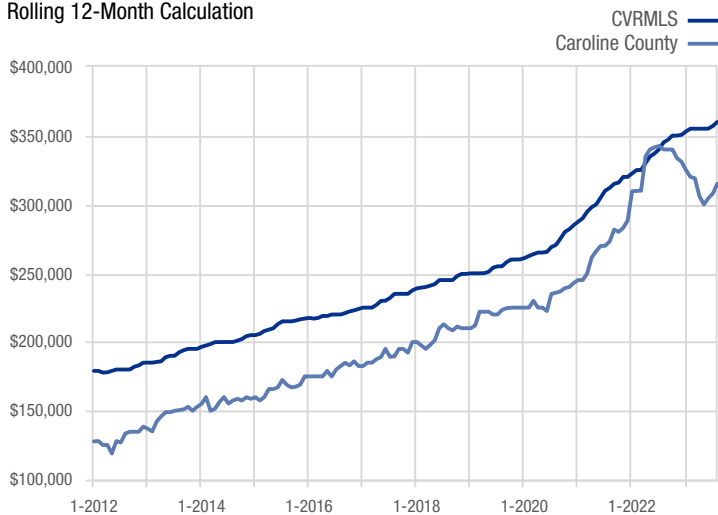
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	32	24	- 25.0%	185	175	- 5.4%
Pending Sales	17	21	+ 23.5%	146	142	- 2.7%
Closed Sales	19	25	+ 31.6%	152	127	- 16.4%
Days on Market Until Sale	24	24	0.0%	35	33	- 5.7%
Median Sales Price*	\$254,250	\$335,000	+ 31.8%	\$349,450	\$317,000	- 9.3%
Average Sales Price*	\$298,577	\$359,452	+ 20.4%	\$352,237	\$335,549	- 4.7%
Percent of Original List Price Received*	95.1%	99.2%	+ 4.3%	99.9%	97.7%	- 2.2%
Inventory of Homes for Sale	51	26	- 49.0%	—	—	—
Months Supply of Inventory	2.6	1.7	- 34.6%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	2	—	5	4	- 20.0%
Pending Sales	0	2	—	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	5	4	- 20.0%
Days on Market Until Sale	9	—	—	5	32	+ 540.0%
Median Sales Price*	\$238,000	—	—	\$239,000	\$270,000	+ 13.0%
Average Sales Price*	\$238,000	—	—	\$242,500	\$275,000	+ 13.4%
Percent of Original List Price Received*	100.2%	—	—	103.1%	97.9%	- 5.0%
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.

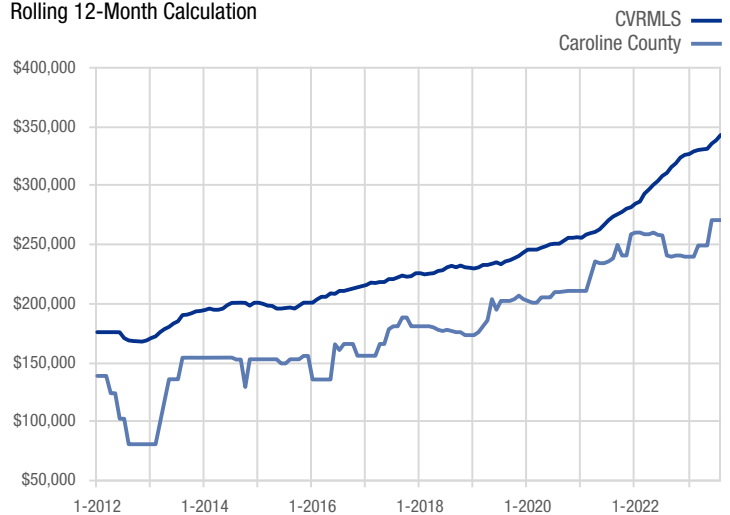
### Median Sales Price - Single-Family

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.