

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

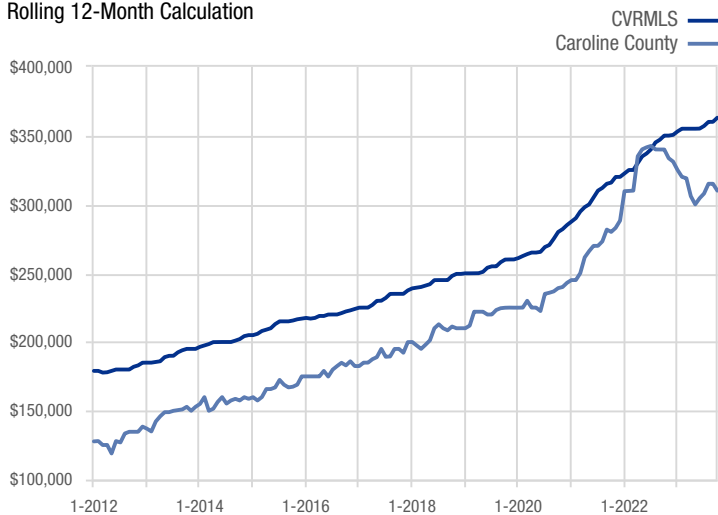
Single Family	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	19	18	- 5.3%	217	208	- 4.1%
Pending Sales	6	14	+ 133.3%	173	170	- 1.7%
Closed Sales	17	9	- 47.1%	187	156	- 16.6%
Days on Market Until Sale	22	31	+ 40.9%	33	32	- 3.0%
Median Sales Price*	\$333,553	\$290,000	- 13.1%	\$336,110	\$315,000	- 6.3%
Average Sales Price*	\$328,020	\$314,106	- 4.2%	\$348,372	\$340,605	- 2.2%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	99.4%	98.0%	- 1.4%
Inventory of Homes for Sale	44	26	- 40.9%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	1	—	5	5	0.0%
Pending Sales	0	1	—	5	7	+ 40.0%
Closed Sales	0	1	—	5	6	+ 20.0%
Days on Market Until Sale	—	8	—	5	23	+ 360.0%
Median Sales Price*	—	\$285,000	—	\$239,000	\$285,000	+ 19.2%
Average Sales Price*	—	\$285,000	—	\$242,500	\$282,000	+ 16.3%
Percent of Original List Price Received*	—	98.3%	—	103.1%	97.9%	- 5.0%
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.

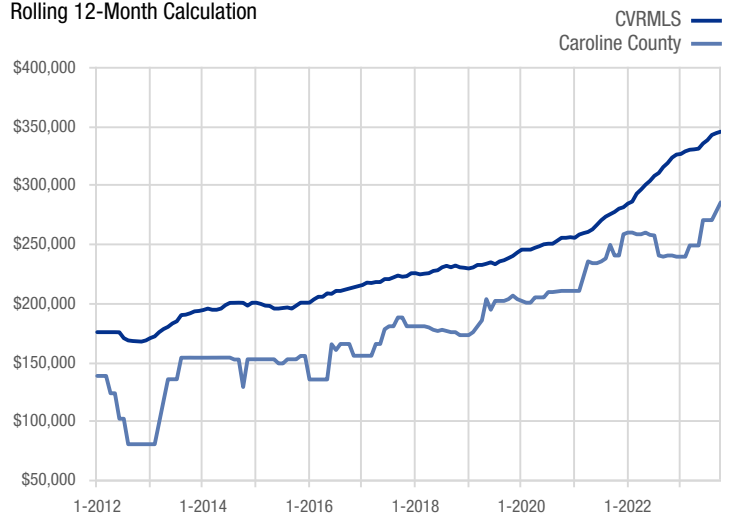
Median Sales Price - Single-Family

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.