

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

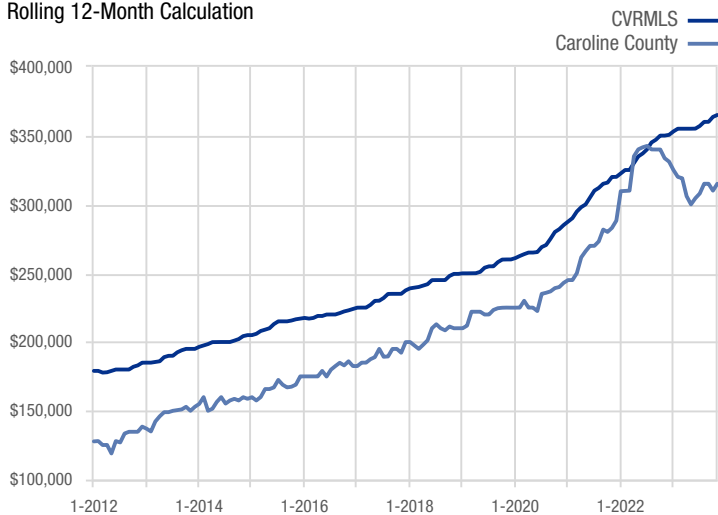
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	20	18	- 10.0%	237	226	- 4.6%
Pending Sales	5	14	+ 180.0%	178	182	+ 2.2%
Closed Sales	13	13	0.0%	200	169	- 15.5%
Days on Market Until Sale	26	35	+ 34.6%	33	32	- 3.0%
Median Sales Price*	\$249,900	\$315,000	+ 26.1%	\$330,000	\$315,000	- 4.5%
Average Sales Price*	\$252,173	\$293,754	+ 16.5%	\$342,945	\$336,980	- 1.7%
Percent of Original List Price Received*	97.6%	97.1%	- 0.5%	99.3%	97.9%	- 1.4%
Inventory of Homes for Sale	46	29	- 37.0%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	0.0%	5	5	0.0%
Pending Sales	0	1	—	5	7	+ 40.0%
Closed Sales	0	1	—	5	7	+ 40.0%
Days on Market Until Sale	—	5	—	5	20	+ 300.0%
Median Sales Price*	—	\$289,000	—	\$239,000	\$285,000	+ 19.2%
Average Sales Price*	—	\$289,000	—	\$242,500	\$283,167	+ 16.8%
Percent of Original List Price Received*	—	105.1%	—	103.1%	99.1%	- 3.9%
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.

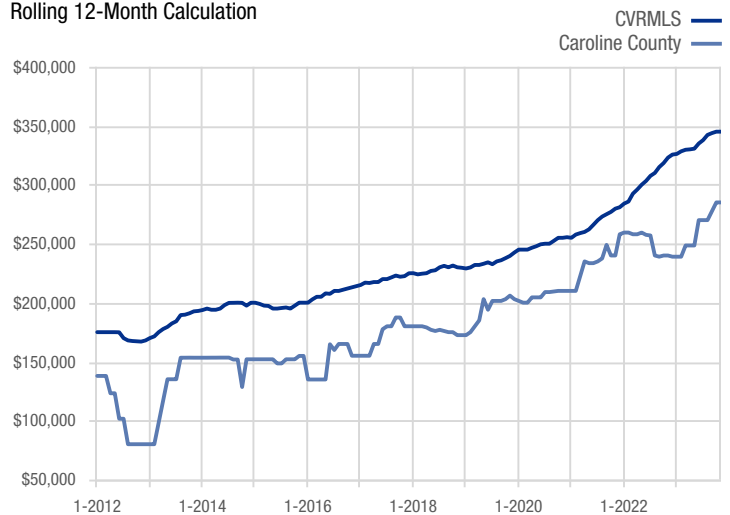
Median Sales Price - Single-Family

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.