Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.
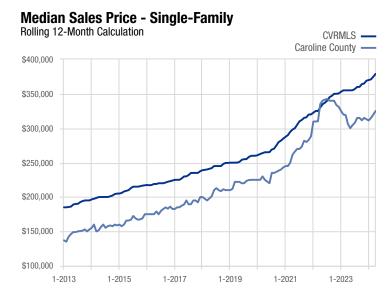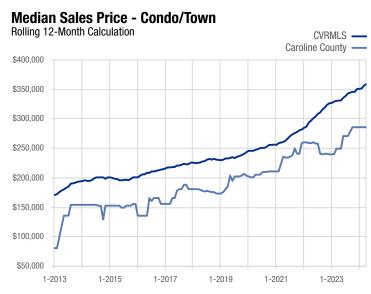
CVRMLS

Caroline County

Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	22	26	+ 18.2%	77	103	+ 33.8%
Pending Sales	15	22	+ 46.7%	64	76	+ 18.8%
Closed Sales	16	12	- 25.0%	51	62	+ 21.6%
Days on Market Until Sale	14	16	+ 14.3%	45	33	- 26.7%
Median Sales Price*	$268,500	$382,450	+ 42.4%	$303,000	$351,488	+ 16.0%
Average Sales Price*	$268,713	$393,756	+ 46.5%	$309,024	$347,334	+ 12.4%
Percent of Original List Price Received*	98.1%	100.1%	+ 2.0%	95.4%	98.6%	+ 3.4%
Inventory of Homes for Sale	27	42	+ 55.6%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	55	—	—
Median Sales Price*	—	—	—	$270,000	—	—
Average Sales Price*	—	—	—	$270,000	—	—
Percent of Original List Price Received*	—	—	—	97.1%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
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.