

Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



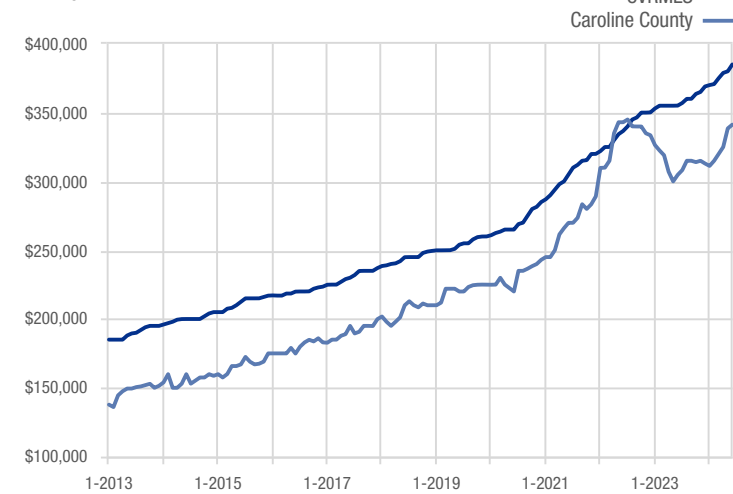
Caroline County

Single Family	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	22	25	+ 13.6%	126	156	+ 23.8%
Pending Sales	17	18	+ 5.9%	98	117	+ 19.4%
Closed Sales	21	25	+ 19.0%	86	111	+ 29.1%
Days on Market Until Sale	26	33	+ 26.9%	38	33	- 13.2%
Median Sales Price*	\$325,000	\$347,900	+ 7.0%	\$306,000	\$355,000	+ 16.0%
Average Sales Price*	\$338,564	\$378,160	+ 11.7%	\$315,738	\$357,225	+ 13.1%
Percent of Original List Price Received*	99.2%	96.8%	- 2.4%	97.1%	98.1%	+ 1.0%
Inventory of Homes for Sale	36	45	+ 25.0%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

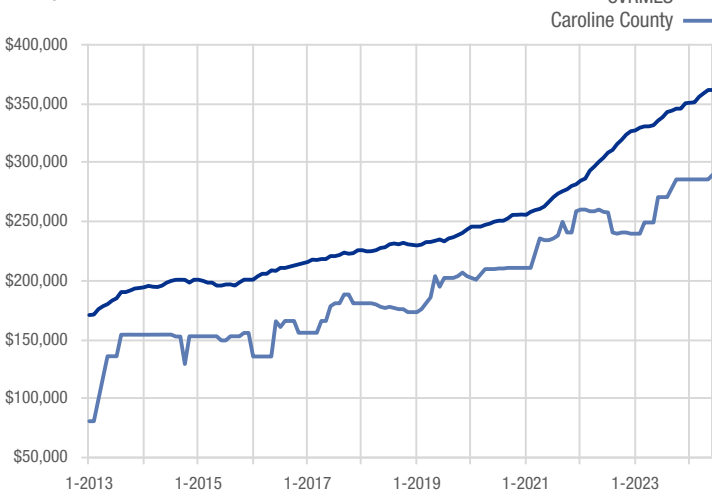
Condo/Town	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	0	1	—	2	3	+ 50.0%
Pending Sales	0	1	—	3	1	- 66.7%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	21	—	—	32	—	—
Median Sales Price*	\$277,500	—	—	\$270,000	—	—
Average Sales Price*	\$277,500	—	—	\$275,000	—	—
Percent of Original List Price Received*	98.2%	—	—	97.9%	—	—
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



Median Sales Price - Condo/Town



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.