

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	21	8	- 61.9%	347	222	- 36.0%
Pending Sales	15	6	- 60.0%	217	158	- 27.2%
Closed Sales	14	9	- 35.7%	223	162	- 27.4%
Days on Market Until Sale	39	56	+ 43.6%	34	38	+ 11.8%
Median Sales Price*	\$361,250	\$349,900	- 3.1%	\$360,000	\$368,250	+ 2.3%
Average Sales Price*	\$378,848	\$339,167	- 10.5%	\$370,239	\$403,584	+ 9.0%
Percent of Original List Price Received*	96.8%	94.6%	- 2.3%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	55	29	- 47.3%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

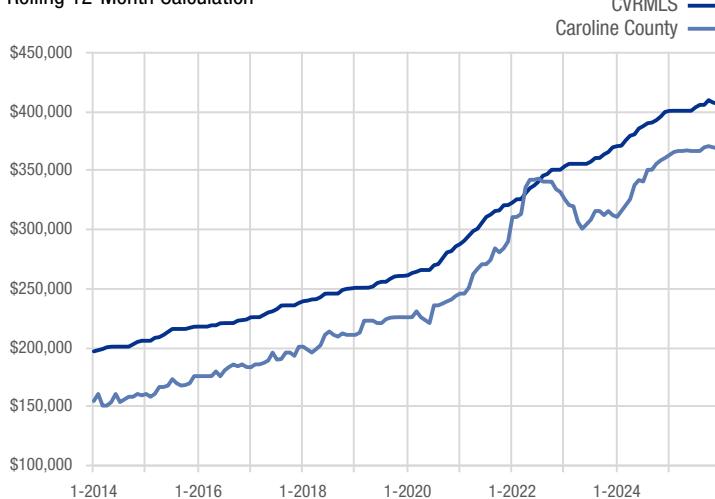
### Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	3	6	+ 100.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	3	+ 50.0%
Days on Market Until Sale	—	—	—	6	5	- 16.7%
Median Sales Price*	—	—	—	\$307,450	\$285,000	- 7.3%
Average Sales Price*	—	—	—	\$307,450	\$276,333	- 10.1%
Percent of Original List Price Received*	—	—	—	101.7%	101.2%	- 0.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

\* 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.

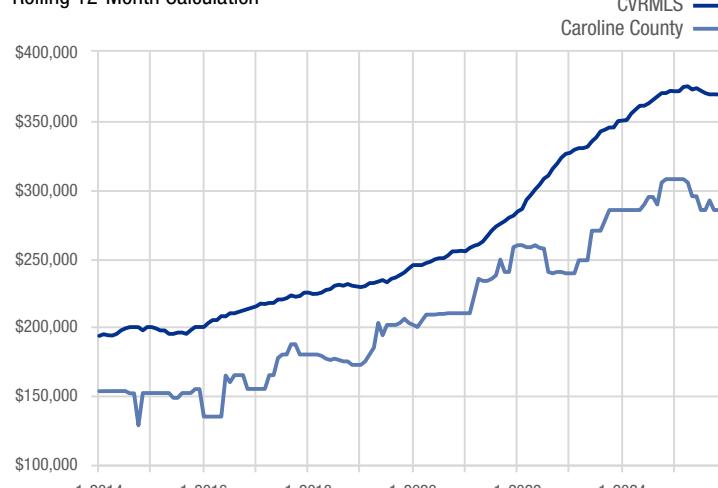
### Median Sales Price - Single-Family

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.