

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

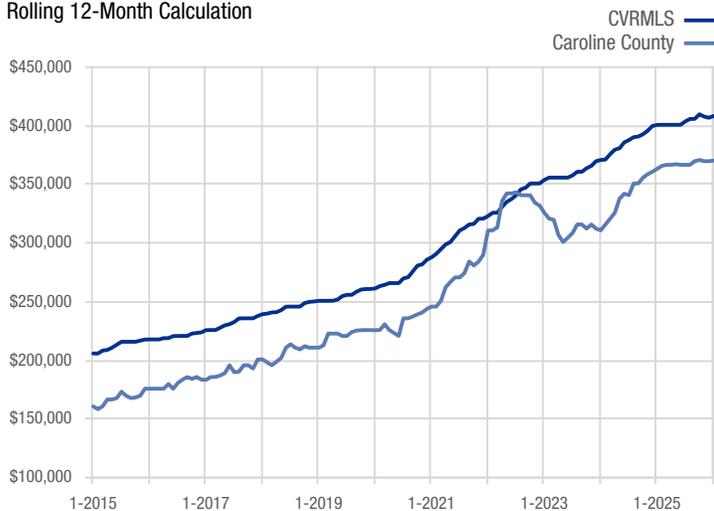
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	22	<b>20</b>	- 9.1%	22	<b>20</b>	- 9.1%
Pending Sales	15	<b>10</b>	- 33.3%	15	<b>10</b>	- 33.3%
Closed Sales	13	<b>4</b>	- 69.2%	13	<b>4</b>	- 69.2%
Days on Market Until Sale	38	<b>47</b>	+ 23.7%	38	<b>47</b>	+ 23.7%
Median Sales Price*	\$345,000	<b>\$343,250</b>	- 0.5%	\$345,000	<b>\$343,250</b>	- 0.5%
Average Sales Price*	\$368,061	<b>\$341,600</b>	- 7.2%	\$368,061	<b>\$341,600</b>	- 7.2%
Percent of Original List Price Received*	98.8%	<b>94.2%</b>	- 4.7%	98.8%	<b>94.2%</b>	- 4.7%
Inventory of Homes for Sale	35	<b>37</b>	+ 5.7%	—	—	—
Months Supply of Inventory	2.0	<b>2.9</b>	+ 45.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	0	<b>1</b>	—
Pending Sales	0	<b>1</b>	—	0	<b>1</b>	—
Closed Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	<b>1</b>	—	—	—	—
Months Supply of Inventory	—	<b>1.0</b>	—	—	—	—

\* 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.

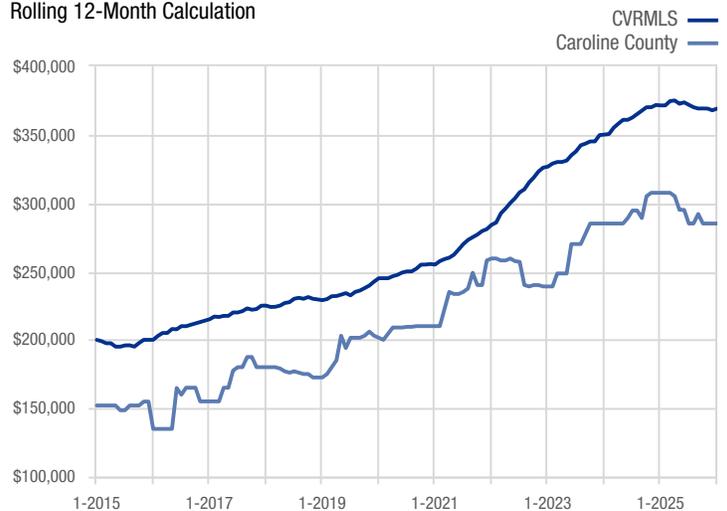
### Median Sales Price - Single-Family

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.