

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

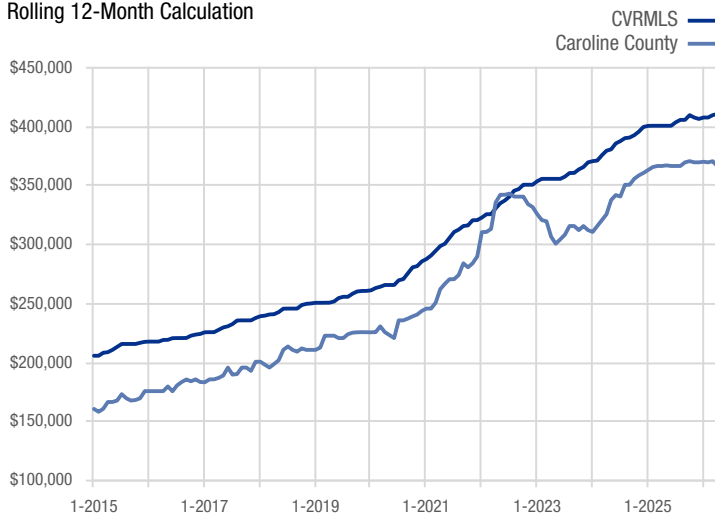
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	32	33	+ 3.1%	95	96	+ 1.1%
Pending Sales	25	14	- 44.0%	69	60	- 13.0%
Closed Sales	23	14	- 39.1%	62	45	- 27.4%
Days on Market Until Sale	44	48	+ 9.1%	40	54	+ 35.0%
Median Sales Price*	\$390,000	\$362,500	- 7.1%	\$371,000	\$370,500	- 0.1%
Average Sales Price*	\$458,510	\$393,795	- 14.1%	\$428,902	\$410,031	- 4.4%
Percent of Original List Price Received*	98.9%	96.8%	- 2.1%	99.1%	96.5%	- 2.6%
Inventory of Homes for Sale	43	58	+ 34.9%	—	—	—
Months Supply of Inventory	2.4	4.6	+ 91.7%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	2	+ 100.0%	3	9	+ 200.0%
Pending Sales	1	2	+ 100.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	3	—	—	3	4	+ 33.3%
Median Sales Price*	\$285,000	—	—	\$285,000	\$324,950	+ 14.0%
Average Sales Price*	\$285,000	—	—	\$285,000	\$324,950	+ 14.0%
Percent of Original List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	1.0	4.5	+ 350.0%	—	—	—

* 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.

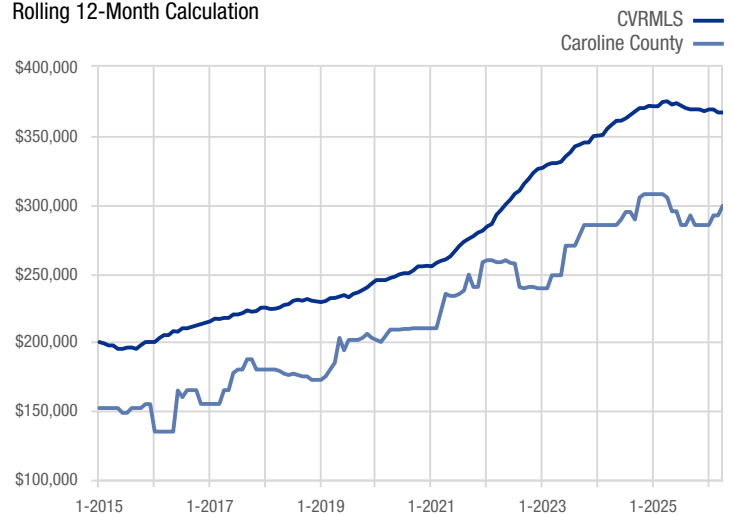
Median Sales Price - Single-Family

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.