

Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

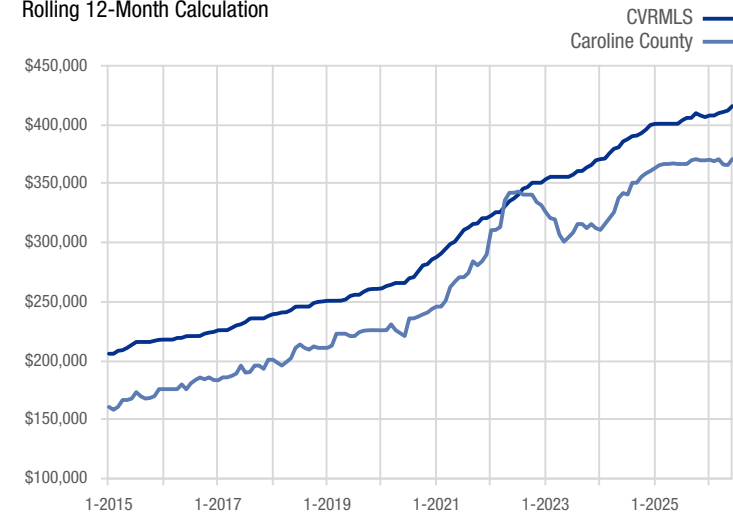
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	19	13	- 31.6%	130	140	+ 7.7%
Pending Sales	18	13	- 27.8%	100	93	- 7.0%
Closed Sales	13	19	+ 46.2%	92	73	- 20.7%
Days on Market Until Sale	33	24	- 27.3%	35	44	+ 25.7%
Median Sales Price*	\$310,000	\$374,500	+ 20.8%	\$364,450	\$370,000	+ 1.5%
Average Sales Price*	\$320,685	\$398,719	+ 24.3%	\$403,870	\$408,680	+ 1.2%
Percent of Original List Price Received*	100.4%	97.7%	- 2.7%	99.2%	97.0%	- 2.2%
Inventory of Homes for Sale	33	62	+ 87.9%	—	—	—
Months Supply of Inventory	1.9	4.8	+ 152.6%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	6	—	3	16	+ 433.3%
Pending Sales	0	2	—	2	8	+ 300.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	3	4	+ 33.3%
Median Sales Price*	—	—	—	\$265,000	\$324,950	+ 22.6%
Average Sales Price*	—	—	—	\$265,000	\$324,950	+ 22.6%
Percent of Original List Price Received*	—	—	—	101.1%	100.0%	- 1.1%
Inventory of Homes for Sale	0	7	—	—	—	—
Months Supply of Inventory	—	3.9	—	—	—	—

* 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.

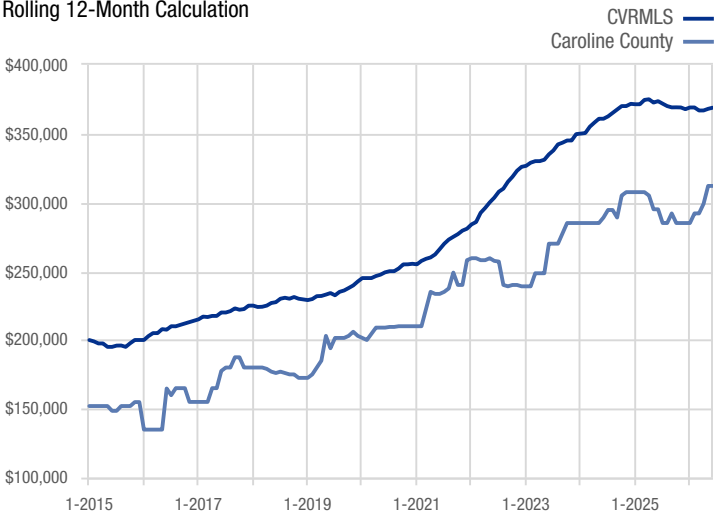
Median Sales Price - Single-Family

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.