Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Caroline County

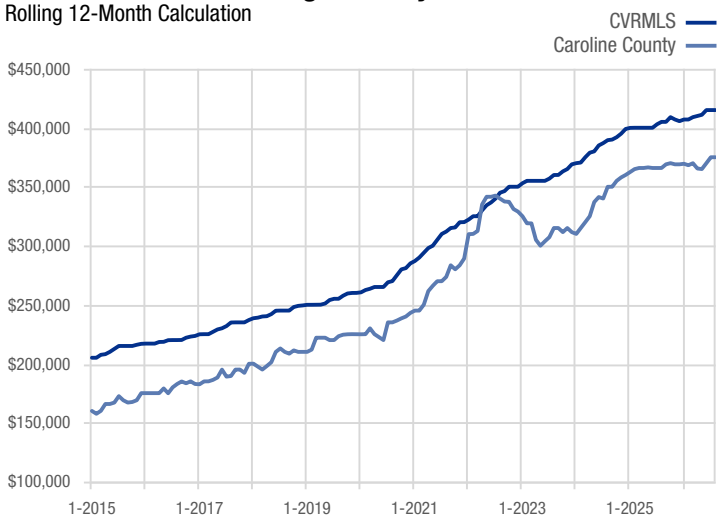
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	17	**27**	+ 58.8%	166	**188**	+ 13.3%
Pending Sales	8	**10**	+ 25.0%	121	**118**	- 2.5%
Closed Sales	13	**15**	+ 15.4%	125	**106**	- 15.2%
Days on Market Until Sale	35	**49**	+ 40.0%	35	**51**	+ 45.7%
Median Sales Price*	$375,000	**$410,000**	+ 9.3%	$369,000	**$377,000**	+ 2.2%
Average Sales Price*	$385,765	**$446,527**	+ 15.8%	$395,196	**$423,725**	+ 7.2%
Percent of Original List Price Received*	100.1%	**97.3%**	- 2.8%	99.1%	**96.9%**	- 2.2%
Inventory of Homes for Sale	37	**63**	+ 70.3%	—	**—**	—
Months Supply of Inventory	2.5	**4.8**	+ 92.0%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**0**	- 100.0%	5	**16**	+ 220.0%
Pending Sales	1	**0**	- 100.0%	3	**8**	+ 166.7%
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	1	**6**	+ 500.0%	—	**—**	—
Months Supply of Inventory	1.0	**3.8**	+ 280.0%	—	**—**	—

* 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.

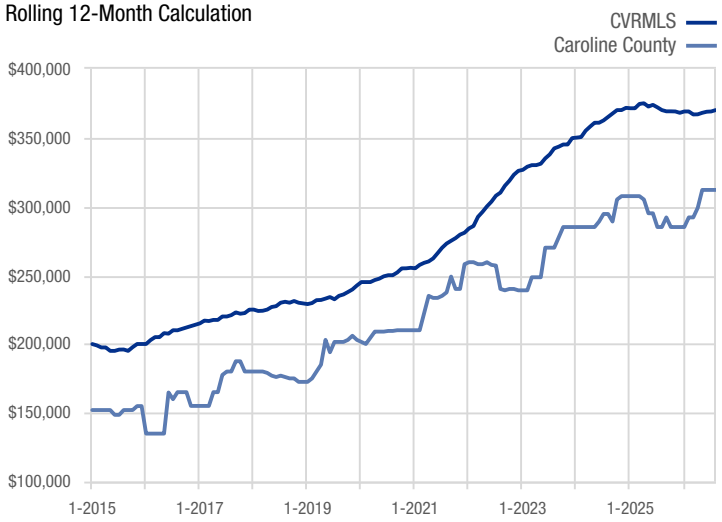
Median Sales Price - Single-Family

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.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.