Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Caroline County

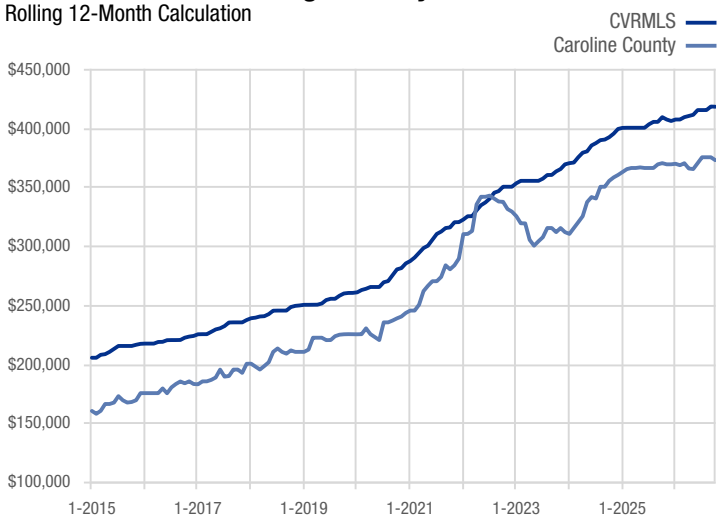
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	25	**19**	- 24.0%	208	**240**	+ 15.4%
Pending Sales	11	**12**	+ 9.1%	144	**144**	0.0%
Closed Sales	8	**13**	+ 62.5%	146	**126**	- 13.7%
Days on Market Until Sale	51	**50**	- 2.0%	36	**51**	+ 41.7%
Median Sales Price*	$397,500	**$385,000**	- 3.1%	$369,950	**$379,000**	+ 2.4%
Average Sales Price*	$408,125	**$387,468**	- 5.1%	$397,572	**$417,347**	+ 5.0%
Percent of Original List Price Received*	98.5%	**98.4%**	- 0.1%	99.2%	**97.0%**	- 2.2%
Inventory of Homes for Sale	45	**66**	+ 46.7%	—	**—**	—
Months Supply of Inventory	3.2	**4.9**	+ 53.1%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**1**	0.0%	6	**26**	+ 333.3%
Pending Sales	0	**2**	—	3	**12**	+ 300.0%
Closed Sales	0	**1**	—	3	**7**	+ 133.3%
Days on Market Until Sale	—	**187**	—	5	**56**	+ 1,020.0%
Median Sales Price*	—	**$375,990**	—	$285,000	**$349,990**	+ 22.8%
Average Sales Price*	—	**$375,990**	—	$276,333	**$351,734**	+ 27.3%
Percent of Original List Price Received*	—	**78.7%**	—	101.2%	**93.4%**	- 7.7%
Inventory of Homes for Sale	1	**8**	+ 700.0%	—	**—**	—
Months Supply of Inventory	1.0	**4.7**	+ 370.0%	—	**—**	—

* 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.

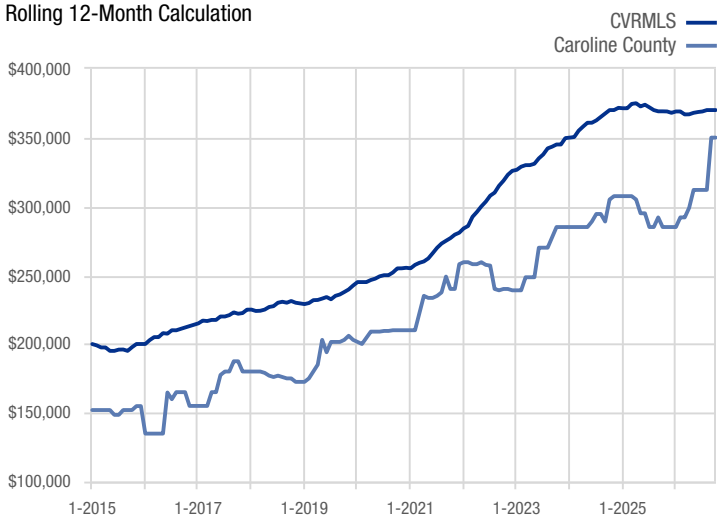
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.