

# Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Caroline County

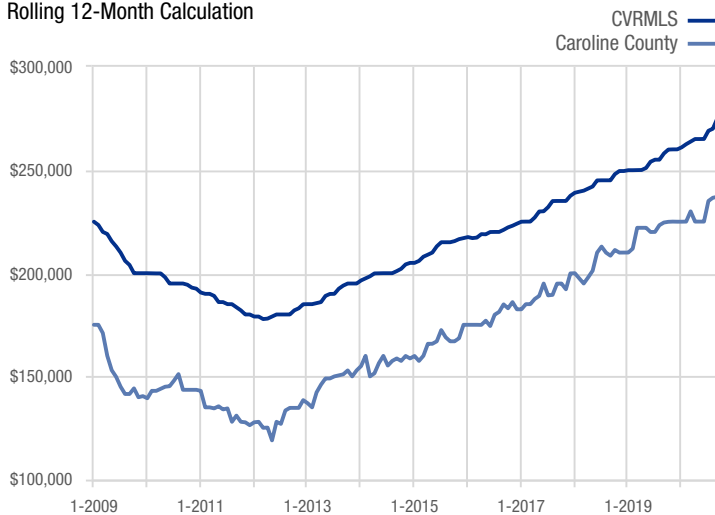
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	15	17	+ 13.3%	166	159	- 4.2%
Pending Sales	11	7	- 36.4%	114	125	+ 9.6%
Closed Sales	6	16	+ 166.7%	110	121	+ 10.0%
Days on Market Until Sale	30	52	+ 73.3%	51	55	+ 7.8%
Median Sales Price*	\$201,000	<b>\$233,050</b>	+ 15.9%	\$225,000	<b>\$239,950</b>	+ 6.6%
Average Sales Price*	\$182,133	<b>\$247,431</b>	+ 35.9%	\$234,256	<b>\$255,617</b>	+ 9.1%
Percent of Original List Price Received*	95.1%	<b>96.8%</b>	+ 1.8%	97.2%	<b>97.6%</b>	+ 0.4%
Inventory of Homes for Sale	46	23	- 50.0%	—	—	—
Months Supply of Inventory	4.0	1.8	- 55.0%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	1	0	- 100.0%	6	3	- 50.0%
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	0	1	—	3	5	+ 66.7%
Days on Market Until Sale	—	3	—	61	34	- 44.3%
Median Sales Price*	—	<b>\$235,000</b>	—	\$203,000	<b>\$210,000</b>	+ 3.4%
Average Sales Price*	—	<b>\$235,000</b>	—	\$206,500	<b>\$213,500</b>	+ 3.4%
Percent of Original List Price Received*	—	<b>102.6%</b>	—	99.8%	<b>99.1%</b>	- 0.7%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

\* 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.

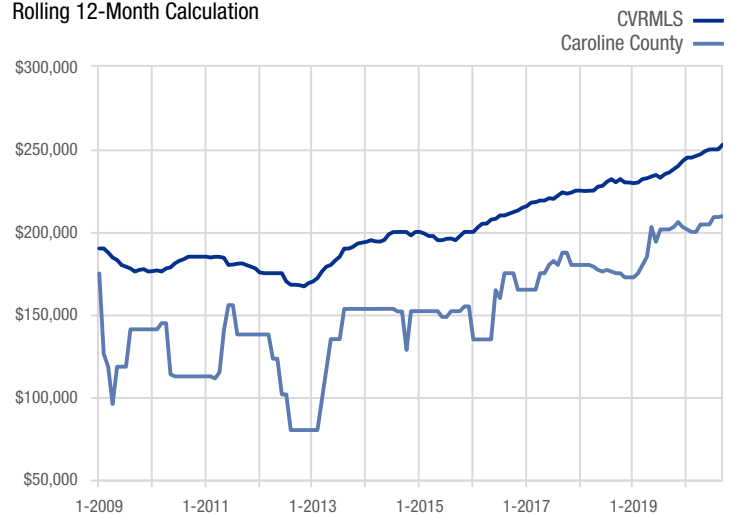
### Median Sales Price - Single-Family

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.