Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

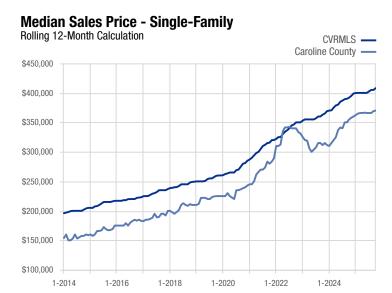


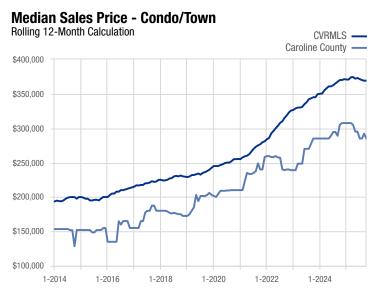
Caroline County

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	39	26	- 33.3%	293	207	- 29.4%	
Pending Sales	15	11	- 26.7%	193	142	- 26.4%	
Closed Sales	17	8	- 52.9%	196	143	- 27.0%	
Days on Market Until Sale	28	51	+ 82.1%	32	36	+ 12.5%	
Median Sales Price*	\$366,900	\$397,500	+ 8.3%	\$357,900	\$369,950	+ 3.4%	
Average Sales Price*	\$372,554	\$408,125	+ 9.5%	\$361,631	\$397,572	+ 9.9%	
Percent of Original List Price Received*	98.4%	98.5%	+ 0.1%	98.2%	99.2%	+ 1.0%	
Inventory of Homes for Sale	58	43	- 25.9%		_	_	
Months Supply of Inventory	3.1	3.1	0.0%		_	_	

Condo/Town		October			Year to Date	
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	1		3	6	+ 100.0%
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Days on Market Until Sale	6	_		6	5	- 16.7%
Median Sales Price*	\$309,900	_		\$307,450	\$285,000	- 7.3%
Average Sales Price*	\$309,900	_		\$307,450	\$276,333	- 10.1%
Percent of Original List Price Received*	100.0%			101.7%	101.2%	- 0.5%
Inventory of Homes for Sale	0	1	_		_	_
Months Supply of Inventory	_	1.0			_	_

^{*} 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.





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.