

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

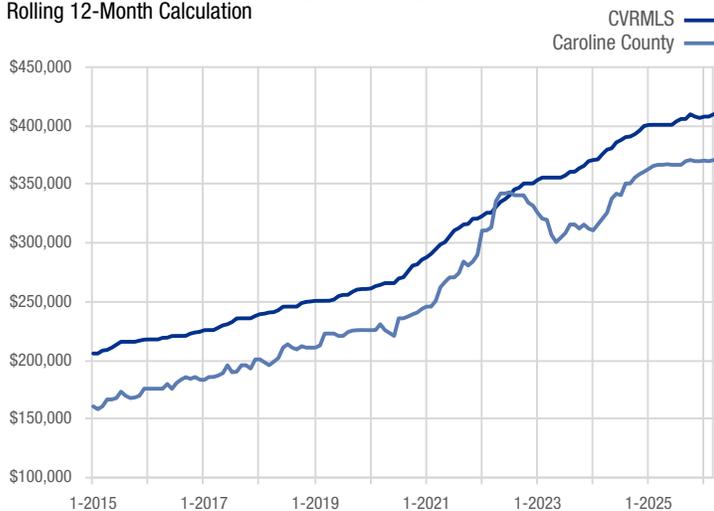
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	22	23	+ 4.5%	62	60	- 3.2%
Pending Sales	16	19	+ 18.8%	44	47	+ 6.8%
Closed Sales	14	15	+ 7.1%	39	31	- 20.5%
Days on Market Until Sale	43	58	+ 34.9%	38	57	+ 50.0%
Median Sales Price*	\$391,750	\$385,000	- 1.7%	\$365,000	\$370,500	+ 1.5%
Average Sales Price*	\$478,786	\$476,583	- 0.5%	\$412,959	\$416,989	+ 1.0%
Percent of Original List Price Received*	99.5%	97.0%	- 2.5%	99.2%	96.4%	- 2.8%
Inventory of Homes for Sale	42	38	- 9.5%	—	—	—
Months Supply of Inventory	2.4	2.8	+ 16.7%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	2	5	+ 150.0%	2	7	+ 250.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	4	—
Median Sales Price*	—	—	—	—	\$324,950	—
Average Sales Price*	—	—	—	—	\$324,950	—
Percent of Original List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	1.0	5.0	+ 400.0%	—	—	—

* 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.

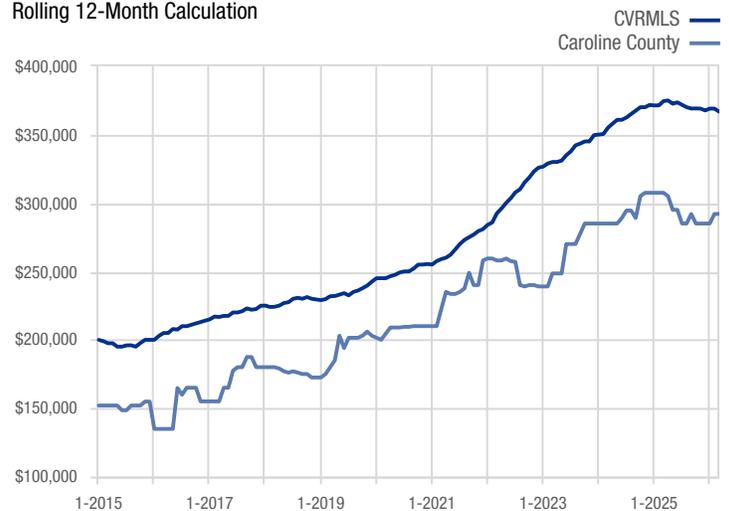
Median Sales Price - Single-Family

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.