

Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



Caroline County

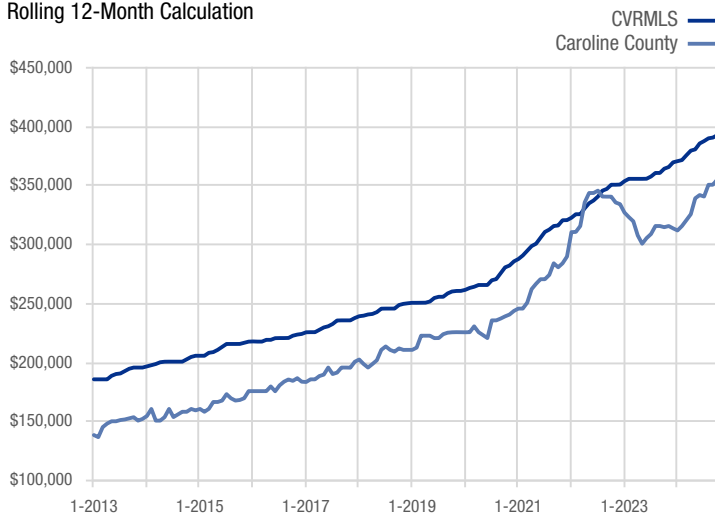
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	18	37	+ 105.6%	203	291	+ 43.3%
Pending Sales	12	15	+ 25.0%	167	193	+ 15.6%
Closed Sales	8	17	+ 112.5%	155	196	+ 26.5%
Days on Market Until Sale	32	28	- 12.5%	32	32	0.0%
Median Sales Price*	\$293,500	\$366,900	+ 25.0%	\$315,000	\$357,900	+ 13.6%
Average Sales Price*	\$317,119	\$372,554	+ 17.5%	\$341,166	\$361,631	+ 6.0%
Percent of Original List Price Received*	98.9%	98.4%	- 0.5%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	28	55	+ 96.4%	—	—	—
Months Supply of Inventory	1.9	3.0	+ 57.9%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	2	0	- 100.0%	6	3	- 50.0%
Pending Sales	0	1	—	5	2	- 60.0%
Closed Sales	1	1	0.0%	5	2	- 60.0%
Days on Market Until Sale	8	6	- 25.0%	23	6	- 73.9%
Median Sales Price*	\$285,000	\$309,900	+ 8.7%	\$285,000	\$307,450	+ 7.9%
Average Sales Price*	\$285,000	\$309,900	+ 8.7%	\$282,000	\$307,450	+ 9.0%
Percent of Original List Price Received*	98.3%	100.0%	+ 1.7%	97.9%	101.7%	+ 3.9%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.6	—	—	—	—	—

* 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.

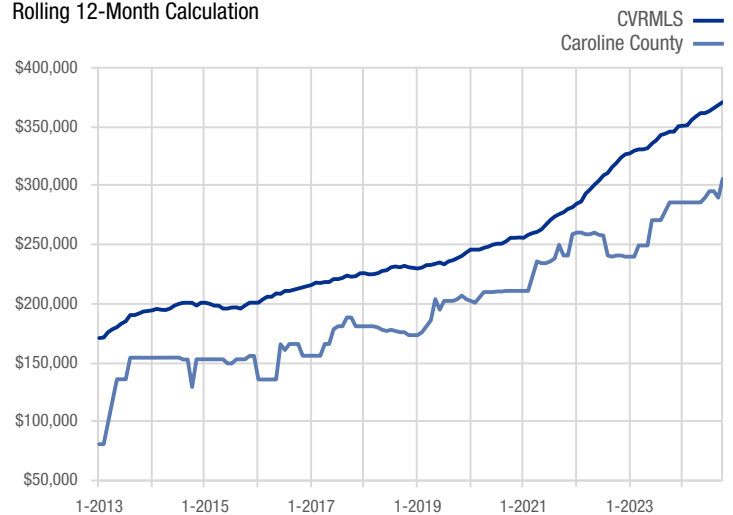
Median Sales Price - Single-Family

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.