

September 2020
Caroline County, VA

Sold Summary

| | Sep 2020 | Sep 2019 | % Change |
|----------------------------|--------------|-------------|----------|
| Sold Dollar Volume | \$10,673,344 | \$7,613,355 | 40.19% |
| Avg Sold Price | \$252,358 | \$230,708 | 9.38% |
| Median Sold Price | \$235,450 | \$209,900 | 12.17% |
| Units Sold | 42 | 33 | 27.27% |
| Avg Days on Market | 32 | 38 | -15.79% |
| Avg List Price for Solds | \$254,127 | \$236,285 | 7.55% |
| Avg SP to OLP Ratio | 99.0% | 96.5% | 2.57% |
| Ratio of Avg SP to Avg OLP | 98.2% | 97.0% | 1.26% |
| Attached Avg Sold Price | \$212,000 | \$203,694 | 4.08% |
| Detached Avg Sold Price | \$253,342 | \$233,409 | 8.54% |
| Attached Units Sold | 1 | 3 | -66.67% |
| Detached Units Sold | 41 | 30 | 36.67% |

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

| | Sep 2020 | Sep 2019 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 54 | 115 | -53.04% |
| New Listings | 73 | 47 | 55.32% |
| New Under Contracts | 0 | 28 | 0% |
| New Contingents | 0 | 15 | 0% |
| New Pendings | 59 | 43 | 37.21% |
| All Pendings | 88 | 65 | 35.38% |

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 2 |
| Conventional | 13 |
| FHA | 10 |
| Other | 2 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 1 |
| 1 to 10 | 22 |
| 11 to 20 | 6 |
| 21 to 30 | 1 |
| 31 to 60 | 3 |
| 61 to 90 | 3 |
| 91 to 120 | 3 |
| 121 to 180 | 2 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| 721+ | 1 |

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop | Active Listings | | |
|----------------------------|--------------|-------------|-----------|-------------|--------------|-------------|------------|-----------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All | Residential | | Condo/Coop |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached | Detached | Attached/TH | Attached |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$150K to \$199,999 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 5 | 0 | 0 |
| \$200K to \$299,999 | 0 | 0 | 18 | 1 | 9 | 0 | 0 | 23 | 1 | 0 |
| \$300K to \$399,999 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 11 | 0 | 0 |
| \$400K to \$499,999 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 3 | 0 | 25 | 1 | 13 | 0 | 0 | 53 | 1 | 0 |
| Avg Sold Price | \$262,150 | \$0 | \$223,588 | \$212,000 | \$308,530 | \$0 | \$0 | | | |
| Prev Year - Avg Sold Price | \$150,000 | \$0 | \$233,039 | \$193,450 | \$242,452 | \$224,181 | \$0 | | | |
| Avg Sold % Change | 74.77% | 0.00% | -4.06% | 9.59% | 27.25% | 0.00% | 0.00% | | | |
| Prev Year - # of Solds | 1 | 0 | 19 | 2 | 10 | 1 | 0 | | | |

Active Detail