

March 2021

Caroline County, VA

Sold Summary

	Mar 2021	Mar 2020	% Change
Sold Dollar Volume	\$14,728,308	\$9,532,368	54.51%
Avg Sold Price	\$289,033	\$230,447	25.42%
Median Sold Price	\$278,000	\$228,000	21.93%
Units Sold	51	41	24.39%
Avg Days on Market	21	53	-60.38%
Avg List Price for Solds	\$288,790	\$232,496	24.21%
Avg SP to OLP Ratio	99.7%	97.9%	1.82%
Ratio of Avg SP to Avg OLP	99.8%	98.0%	1.81%
Attached Avg Sold Price	\$227,000	\$185,000	22.70%
Detached Avg Sold Price	\$290,274	\$231,583	25.34%
Attached Units Sold	1	1	0.00%
Detached Units Sold	50	40	25.00%

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

	Mar 2021	Mar 2020	% Change
Active Listings	37	97	-61.86%
New Listings	69	66	4.55%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	72	54	33.33%
All Pendings	107	75	42.67%

Financing (Sold)

Assumption	0
Cash	4
Conventional	16
FHA	15
Other	2
Owner	0
VA	5

Days on Market (Sold)

0	2
1 to 10	28
11 to 20	6
21 to 30	0
31 to 60	7
61 to 90	4
91 to 120	3
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

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	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	1	0	4	0	0	0	0	5	0	0
\$200K to \$299,999	0	0	18	0	4	0	1	10	0	0
\$300K to \$399,999	1	0	10	0	7	0	0	16	0	0
\$400K to \$499,999	0	0	1	0	3	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	33	0	15	0	1	37	0	0
Avg Sold Price	\$244,500	\$0	\$268,024	\$0	\$345,327	\$0	\$227,000			
Prev Year - Avg Sold Price	\$152,600	\$0	\$230,039	\$185,000	\$245,514	\$0	\$0			
Avg Sold % Change	60.22%	0.00%	16.51%	0.00%	40.65%	0.00%	0.00%			
Prev Year - # of Solds	2	0	24	1	14	0	0			

Active Detail