

August 2022

Caroline County, VA

Sold Summary

	Aug 2022	Aug 2021	% Change
Sold Dollar Volume	\$22,537,930	\$17,804,917	26.58%
Avg Sold Price	\$334,411	\$312,183	7.12%
Median Sold Price	\$318,900	\$285,000	11.89%
Units Sold	67	57	17.54%
Avg Days on Market	28	12	133.33%
Avg List Price for Solds	\$336,387	\$312,366	7.69%
Avg SP to OLP Ratio	98.4%	99.4%	-1.02%
Ratio of Avg SP to Avg OLP	97.4%	99.6%	-2.19%
Attached Avg Sold Price	\$269,000	\$242,500	10.93%
Detached Avg Sold Price	\$336,423	\$314,717	6.90%
Attached Units Sold	2	2	0.00%
Detached Units Sold	65	55	18.18%

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

	Aug 2022	Aug 2021	% Change
Active Listings	111	60	85.00%
New Listings	69	62	11.29%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	48	54	-11.11%
All Pendings	68	89	-23.60%

Financing (Sold)

Assumption	0
Cash	8
Conventional	28
FHA	16
Other	0
Owner	0
VA	11

Days on Market (Sold)

0	2
1 to 10	27
11 to 20	11
21 to 30	6
31 to 60	5
61 to 90	4
91 to 120	1
121 to 180	4
181 to 360	1
361 to 720	6
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	0	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	1	0	0	0	0	1	0	0
\$200K to \$299,999	2	0	17	1	2	0	0	22	3	0
\$300K to \$399,999	2	0	16	1	6	0	0	42	0	0
\$400K to \$499,999	0	0	3	0	10	0	0	39	0	0
\$500K to \$599,999	0	0	2	0	0	0	0	4	0	0
\$600K to \$799,999	0	0	0	0	2	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	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	0	40	2	20	0	0	108	3	0
Avg Sold Price	\$259,980	\$0	\$310,154	\$269,000	\$408,073	\$0	\$0			
Prev Year - Avg Sold Price	\$210,680	\$0	\$279,892	\$242,500	\$378,216	\$0	\$0			
Avg Sold % Change	23.40%	0.00%	10.81%	10.93%	7.89%	0.00%	0.00%			
Prev Year - # of Solds	5	0	27	2	23	0	0			

Active Detail