

1st Quarter 2024
Caroline County, VA

Sold Summary

| | Q1 2024 | Q1 2023 | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume | \$36,149,074 | \$38,355,703 | -5.75% |
| Avg Sold Price | \$357,794 | \$353,946 | 1.09% |
| Median Sold Price | \$345,000 | \$350,000 | -1.43% |
| Units Sold | 100 | 107 | -6.54% |
| Avg Days on Market | 44 | 66 | -33.33% |
| Avg List Price for Solds | \$361,490 | \$358,464 | 0.84% |
| Avg SP to OLP Ratio | 97.1% | 96.0% | 1.17% |
| Ratio of Avg SP to Avg OLP | 97.3% | 95.4% | 1.95% |
| Attached Avg Sold Price | \$299,191 | \$268,666 | 11.36% |
| Detached Avg Sold Price | \$360,236 | \$356,406 | 1.07% |
| Attached Units Sold | 4 | 3 | 33.33% |
| Detached Units Sold | 96 | 104 | -7.69% |

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 12 |
| Conventional | 38 |
| FHA | 32 |
| Other | 0 |
| Owner | 0 |
| VA | 15 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 2 |
| 1 to 10 | 24 |
| 11 to 20 | 13 |
| 21 to 30 | 9 |
| 31 to 60 | 16 |
| 61 to 90 | 11 |
| 91 to 120 | 12 |
| 121 to 180 | 8 |
| 181 to 360 | 5 |
| 361 to 720 | 0 |
| 721+ | 0 |

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.

Sold Detail

Active 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 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 2 | 0 | 9 | 2 | 2 | 1 | 0 | 8 | 1 | 0 |
| \$300K to \$399,999 | 0 | 0 | 40 | 1 | 11 | 0 | 0 | 15 | 2 | 0 |
| \$400K to \$499,999 | 0 | 0 | 6 | 0 | 6 | 0 | 0 | 26 | 1 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 6 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 3 | 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 | 3 | 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 | 4 | 0 | 61 | 3 | 31 | 1 | 0 | 62 | 4 | 0 |
| Avg Sold Price | \$175,725 | \$0 | \$323,250 | \$303,921 | \$456,822 | \$285,000 | \$0 | | | |
| Prev Year - Avg Sold Price | \$511,950 | \$0 | \$320,754 | \$268,666 | \$390,035 | \$0 | \$0 | | | |
| Avg Sold % Change | -65.68% | 0.00% | 0.78% | 13.12% | 17.12% | 0.00% | 0.00% | | | |
| Prev Year - # of Solds | 2 | 0 | 54 | 3 | 48 | 0 | 0 | | | |