

2025

Caroline County, VA

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$176,404,364	\$188,425,883	-6.38%
Avg Sold Price	\$394,933	\$391,792	0.80%
Median Sold Price	\$371,000	\$366,900	1.12%
Units Sold	444	477	-6.92%
Avg Days on Market	38	36	5.56%
Avg List Price for Solds	\$399,104	\$395,852	0.82%
Avg SP to OLP Ratio	98.4%	98.1%	0.32%
Ratio of Avg SP to Avg OLP	97.4%	97.6%	-0.24%
Attached Avg Sold Price	\$322,182	\$306,743	5.03%
Detached Avg Sold Price	\$399,854	\$394,559	1.34%
Attached Units Sold	28	15	86.67%
Detached Units Sold	416	462	-9.96%

Financing (Sold)

Assumption	1
Cash	40
Conventional	153
FHA	150
Other	2
Owner	0
VA	79

Days on Market (Sold)

0	8
1 to 10	125
11 to 20	70
21 to 30	40
31 to 60	81
61 to 90	45
91 to 120	24
121 to 180	30
181 to 360	18
361 to 720	3
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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	3	0	0	0	0
\$150K to \$199,999	4	0	9	0	1	0	0
\$200K to \$299,999	12	0	38	3	5	1	0
\$300K to \$399,999	3	0	141	20	29	4	0
\$400K to \$499,999	2	0	44	0	63	0	0
\$500K to \$599,999	2	0	9	0	23	0	0
\$600K to \$799,999	0	0	6	0	15	0	0
\$800K to \$999,999	0	0	1	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	24	0	251	23	141	5	0
Avg Sold Price	\$290,564	\$0	\$360,027	\$323,319	\$489,708	\$316,952	\$0
Prev Year - Avg Sold Price	\$269,745	\$0	\$369,822	\$306,022	\$462,528	\$303,300	\$325,000
Avg Sold % Change	7.72%	0.00%	-2.65%	5.65%	5.88%	4.50%	0.00%
Prev Year - # of Solds	25	0	287	11	150	3	1