SmartCharts
MarketStats by ShowingTime

3rd Quarter 2026

Caroline County, VA

Sold Summary

	Q3 2026	Q3 2025	% Change
Sold Dollar Volume	$45,537,557	$46,774,429	-2.64%
Avg Sold Price	$414,924	$398,773	4.05%
Median Sold Price	$359,620	$375,000	-4.10%
Units Sold	108	119	-9.24%
Avg Days on Market	35	33	6.06%
Avg List Price for Solds	$421,644	$399,781	5.47%
Avg SP to OLP Ratio	97.0%	98.3%	-1.34%
Ratio of Avg SP to Avg OLP	96.0%	98.1%	-2.14%
Attached Avg Sold Price	$348,516	$332,975	4.67%
Detached Avg Sold Price	$423,225	$401,103	5.52%
Attached Units Sold	12	4	200.00%
Detached Units Sold	96	115	-16.52%

Financing (Sold)

Assumption	1
Cash	9
Conventional	33
FHA	41
Other	0
Owner	0
VA	16

Days on Market (Sold)

0	1
1 to 10	28
11 to 20	12
21 to 30	11
31 to 60	33
61 to 90	11
91 to 120	6
121 to 180	4
181 to 360	1
361 to 720	1
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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	0	0	0	0	0	1	0	0
$100K to $149,999	0	0	0	0	0	0	0	0	0	0
$150K to $199,999	2	0	0	0	0	0	0	1	0	0
$200K to $299,999	3	0	6	0	1	0	0	9	0	0
$300K to $399,999	3	0	26	10	18	1	0	33	16	0
$400K to $499,999	0	0	7	0	15	1	0	36	0	0
$500K to $599,999	0	0	1	0	5	0	0	17	0	0
$600K to $799,999	0	0	0	0	4	0	0	11	0	0
$800K to $999,999	0	0	1	0	2	0	0	2	0	0
$1M to $2,499,999	0	0	1	0	1	0	0	3	0	0
$2.5M to $4,999,999	0	0	0	0	0	0	0	1	0	0
$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	8	0	42	10	46	2	0	115	16	0
Avg Sold Price	$267,625	$0	$381,111	$342,220	$488,738	$380,000	$0			
Prev Year - Avg Sold Price	$259,200	$0	$353,218	$333,300	$483,907	$332,000	$0			
Avg Sold % Change	3.25%	0.00%	7.90%	2.68%	1.00%	14.46%	0.00%			
Prev Year - # of Solds	5	0	64	3	46	1	0			

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Data Source: Bright MLS. Statistics calculated October 08, 2026.

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