

Goldsboro 21636

ZIP code · MD · Maryland > Caroline County > Goldsboro

SELLER'S MARKET

\$253K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

22

SALES (12 MO)

\$316K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

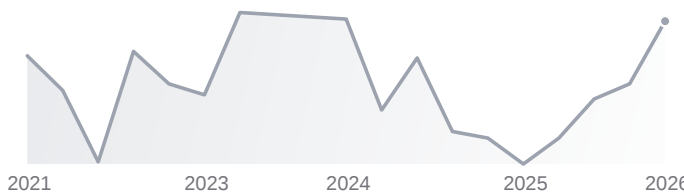
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

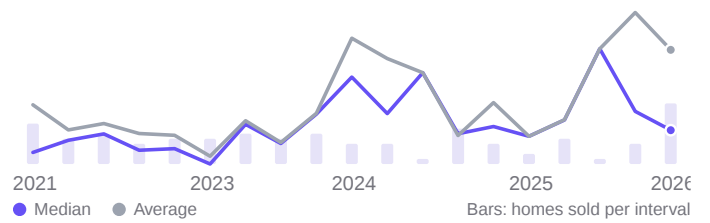
Market temperature (0–100)

79 / 100



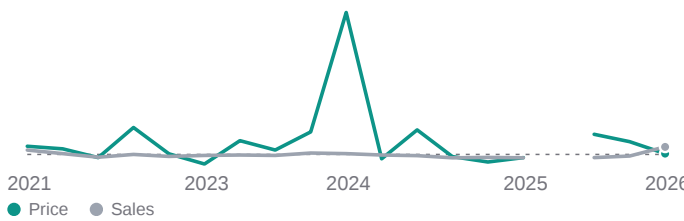
Sale prices

Median \$279K · Average \$797K



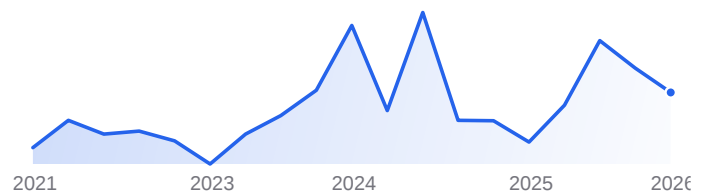
Growth (year over year)

Price +5.6% · Sales +57.1%



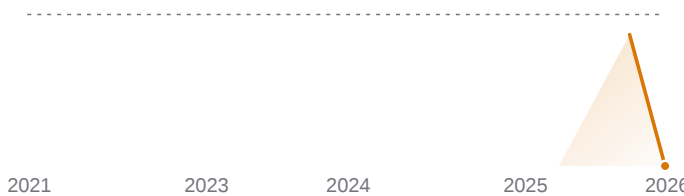
Price per square foot

\$236/ft²



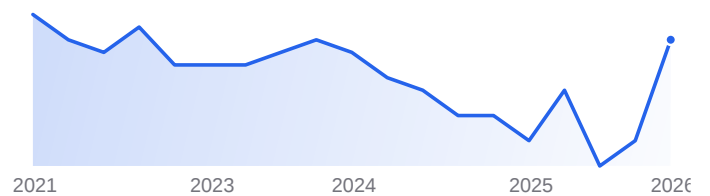
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

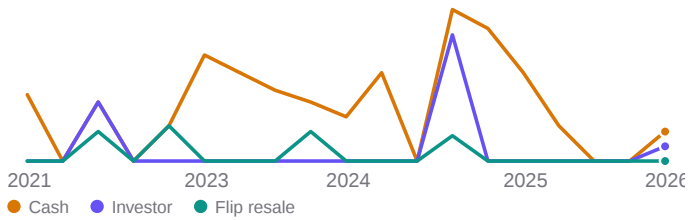
4.5%



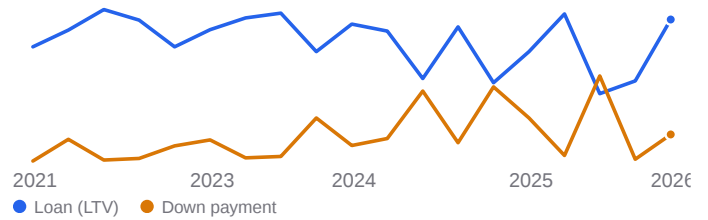
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 8.3% · Flip resale 0%

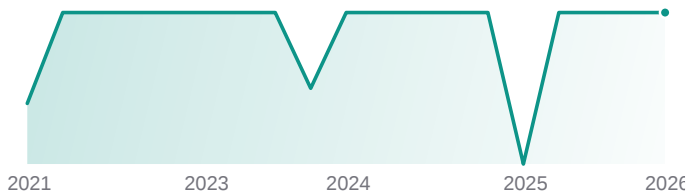


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



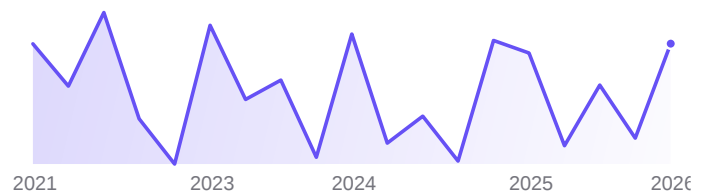
Sellers who sold at a gain

100%



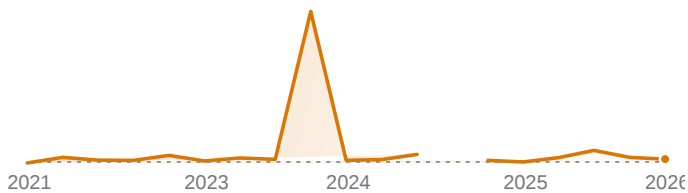
Typical hold before selling

12.2 yrs



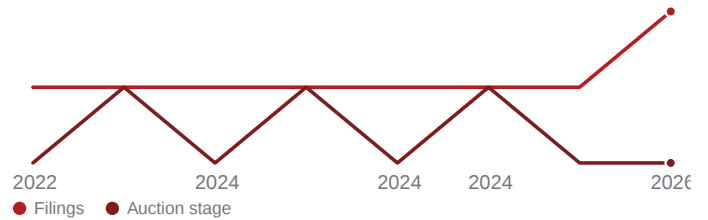
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	489
Median value (AVM)	\$316K
Median size	1,536 ft²
Median year built	1979
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.7%
Owner occupied	80%
Company owned	7.4%
Median loan-to-value	43%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	1,398
Density	65 / mi²
Median household income	\$79K
Average household income	\$81K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	38
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	13.3%
Unemployment	0.9%
Average temp	56°F
Annual precip	45 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.