



# Housing Profile

Fredericksburg Region  
 Caroline County, VA (51033) et al.  
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	327,773	2015 Median Household Income	\$84,791
2015 Total Population	350,873	2020 Median Household Income	\$91,978
2020 Total Population	382,292	2015-2020 Annual Rate	1.64%
2015-2020 Annual Rate	1.73%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	120,836	100.0%	129,212	100.0%	142,878	100.0%
Occupied	112,048	92.7%	119,988	92.9%	131,201	91.8%
Owner	84,291	69.8%	87,649	67.8%	95,148	66.6%
Renter	27,757	23.0%	32,339	25.0%	36,053	25.2%
Vacant	8,788	7.3%	9,224	7.1%	11,677	8.2%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	87,631	100.0%	95,130	100.0%
<\$50,000	332	0.4%	217	0.2%
\$50,000-\$99,999	2,118	2.4%	1,423	1.5%
\$100,000-\$149,999	6,709	7.7%	3,363	3.5%
\$150,000-\$199,999	11,448	13.1%	8,937	9.4%
\$200,000-\$249,999	13,765	15.7%	13,569	14.3%
\$250,000-\$299,999	12,550	14.3%	12,115	12.7%
\$300,000-\$399,999	19,917	22.7%	23,146	24.3%
\$400,000-\$499,999	11,109	12.7%	12,963	13.6%
\$500,000-\$749,999	7,082	8.1%	13,547	14.2%
\$750,000-\$999,999	1,506	1.7%	4,239	4.5%
\$1,000,000+	1,095	1.2%	1,611	1.7%
Median Value		\$287,624		\$334,308
Average Value		\$326,828		\$384,793

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	84,291	100.0%
Owned with a Mortgage/Loan	70,228	83.3%
Owned Free and Clear	14,063	16.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	8,788	100.0%
For Rent	2,259	25.7%
Rented- Not Occupied	164	1.9%
For Sale Only	1,660	18.9%
Sold - Not Occupied	345	3.9%
Seasonal/Recreational/Occasional Use	1,752	19.9%
For Migrant Workers	6	0.1%
Other Vacant	2,602	29.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	112,048	84,291	75.2%
15-24	4,108	1,035	25.2%
25-34	16,865	9,314	55.2%
35-44	24,347	18,075	74.2%
45-54	28,839	23,827	82.6%
55-64	19,601	16,907	86.3%
65-74	10,801	9,330	86.4%
75-84	5,576	4,547	81.5%
85+	1,911	1,256	65.7%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	112,048	84,291	75.2%
White Alone	85,357	67,053	78.6%
Black/African American	19,806	12,856	64.9%
American Indian/Alaska	512	360	70.3%
Asian Alone	1,968	1,494	75.9%
Pacific Islander Alone	98	69	70.4%
Other Race Alone	2,203	1,117	50.7%
Two or More Races	2,104	1,342	63.8%
Hispanic Origin	5,989	3,696	61.7%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	112,048	84,291	75.2%
1-Person	21,270	13,458	63.3%
2-Person	35,216	28,198	80.1%
3-Person	20,746	15,805	76.2%
4-Person	18,884	14,820	78.5%
5-Person	9,510	7,298	76.7%
6-Person	3,892	2,884	74.1%
7+ Person	2,530	1,828	72.3%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.