

### March 2026

### Charles County, MD

#### Sold Summary

	Mar 2026	Mar 2025	% Change
Sold Dollar Volume	\$85,008,349	\$91,301,870	-6.89%
Avg Sold Price	\$477,721	\$494,414	-3.38%
Median Sold Price	\$435,000	\$455,390	-4.48%
Units Sold	178	185	-3.78%
Avg Days on Market	57	39	46.15%
Avg List Price for Solds	\$480,273	\$493,523	-2.68%
Avg SP to OLP Ratio	97.9%	99.3%	-1.34%
Ratio of Avg SP to Avg OLP	97.9%	99.6%	-1.69%
Attached Avg Sold Price	\$383,115	\$375,287	2.09%
Detached Avg Sold Price	\$521,505	\$544,814	-4.28%
Attached Units Sold	56	55	1.82%
Detached Units Sold	122	130	-6.15%

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.

#### Inventory

	Mar 2026	Mar 2025	% Change
Active Listings	485	419	15.75%
New Listings	261	315	-17.14%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	264	248	6.45%
All Pendings	340	329	3.34%

#### Financing (Sold)

Assumption	3
Cash	11
Conventional	54
FHA	52
Other	0
Owner	0
VA	55

#### Days on Market (Sold)

0	3
1 to 10	38
11 to 20	20
21 to 30	25
31 to 60	26
61 to 90	21
91 to 120	12
121 to 180	13
181 to 360	18
361 to 720	1
721+	1

#### Sold 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	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	2
\$100K to \$149,999	0	0	1	0	0	0	0	3	0	1
\$150K to \$199,999	0	0	0	0	0	0	0	4	0	1
\$200K to \$299,999	1	0	2	6	2	0	1	7	14	2
\$300K to \$399,999	1	2	13	14	6	7	1	43	56	0
\$400K to \$499,999	2	0	17	19	18	4	0	74	58	0
\$500K to \$599,999	1	0	6	2	20	0	0	82	5	0
\$600K to \$799,999	0	0	1	0	23	0	0	104	0	0
\$800K to \$999,999	0	0	0	0	6	0	0	16	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	11	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
<b>Total</b>	<b>5</b>	<b>2</b>	<b>40</b>	<b>41</b>	<b>77</b>	<b>11</b>	<b>2</b>	<b>346</b>	<b>133</b>	<b>6</b>
Avg Sold Price	\$422,980	\$381,490	\$412,820	\$384,030	\$585,190	\$395,842	\$296,000			
Prev Year - Avg Sold Price	\$287,500	\$296,650	\$438,765	\$383,680	\$595,194	\$409,500	\$196,333			
Avg Sold % Change	47.12%	28.60%	-5.91%	0.09%	-1.68%	-3.34%	50.76%			
Prev Year - # of Solds	4	3	34	35	92	14	3			

#### Active Detail