

March 2026

Charles County, MD

New Listings 261

▲ **51.7%** ▼ **-17.1%**
 from Feb 2026: 172 from Mar 2025: 315

YTD	2026	2025	+/-
	736	755	-2.5%

5-year Mar average: **272**

New Pendings 264

▲ **38.9%** ▲ **6.5%**
 from Feb 2026: 190 from Mar 2025: 248

YTD	2026	2025	+/-
	632	633	-0.2%

5-year Mar average: **254**

Closed Sales 178

▲ **6.6%** ▼ **-3.8%**
 from Feb 2026: 167 from Mar 2025: 185

YTD	2026	2025	+/-
	491	510	-3.7%

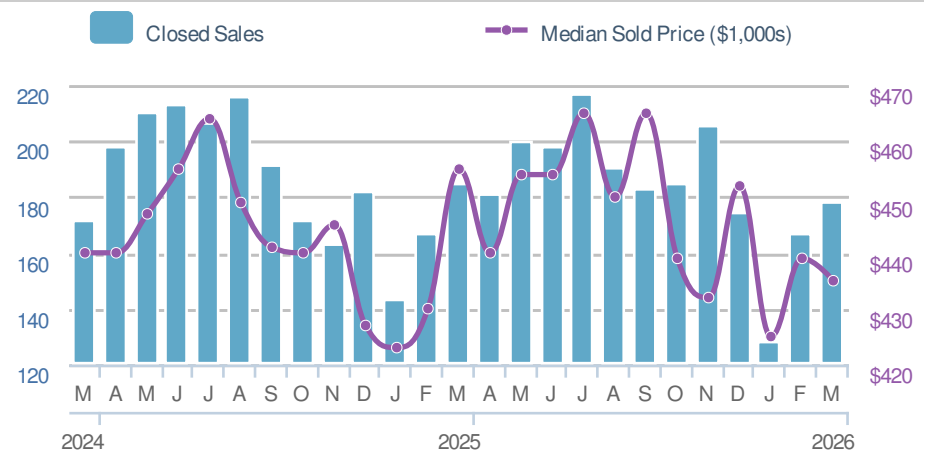
5-year Mar average: **195**

Median Sold Price \$435,000

▼ **-1.1%** ▼ **-4.5%**
 from Feb 2026: \$439,990 from Mar 2025: \$455,390

YTD	2026	2025	+/-
	\$435,500	\$445,000	-2.1%

5-year Mar average: **\$435,268**



Active Listings 485



Feb 2026	Mar 2025
479	419

Avg DOM 57



Feb 2026	Mar 2025	YTD
61	39	58

Avg Sold to OLP Ratio 97.9%



Feb 2026	Mar 2025	YTD
98.0%	99.3%	97.8%