

January 2026

Charles County, MD

Sold Summary

	Jan 2026	Jan 2025	% Change
Sold Dollar Volume	\$57,931,202	\$65,784,712	-11.94%
Avg Sold Price	\$454,009	\$458,830	-1.05%
Median Sold Price	\$425,000	\$423,000	0.47%
Units Sold	128	143	-10.49%
Avg Days on Market	57	38	50.00%
Avg List Price for Solds	\$456,151	\$460,032	-0.84%
Avg SP to OLP Ratio	97.0%	98.2%	-1.31%
Ratio of Avg SP to Avg OLP	96.8%	98.1%	-1.35%
Attached Avg Sold Price	\$345,702	\$344,672	0.30%
Detached Avg Sold Price	\$502,009	\$516,509	-2.81%
Attached Units Sold	39	48	-18.75%
Detached Units Sold	89	95	-6.32%

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

	Jan 2026	Jan 2025	% Change
Active Listings	498	388	28.35%
New Listings	211	209	0.96%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	202	183	10.38%
All Pendings	278	262	6.11%

Financing (Sold)

Assumption	0
Cash	11
Conventional	42
FHA	38
Other	3
Owner	0
VA	28

Days on Market (Sold)

0	1
1 to 10	16
11 to 20	16
21 to 30	17
31 to 60	21
61 to 90	20
91 to 120	12
121 to 180	14
181 to 360	11
361 to 720	0
721+	0

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	1	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	1	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	2	1	0	0
\$150K to \$199,999	1	0	2	0	0	0	0	5	0	1
\$200K to \$299,999	1	0	3	2	0	0	1	10	12	1
\$300K to \$399,999	0	2	8	18	7	2	1	37	61	0
\$400K to \$499,999	0	1	8	8	16	1	0	87	69	1
\$500K to \$599,999	3	0	2	0	17	0	0	92	6	0
\$600K to \$799,999	0	0	1	0	17	0	0	93	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	15	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	7	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
Total	6	3	24	28	59	3	5	347	148	3
Avg Sold Price	\$406,500	\$387,330	\$382,101	\$365,606	\$558,880	\$395,633	\$179,300			
Prev Year - Avg Sold Price	\$344,733	\$289,750	\$429,127	\$371,673	\$575,922	\$413,378	\$161,842			
Avg Sold % Change	17.92%	33.68%	-10.96%	-1.63%	-2.96%	-4.29%	10.79%			
Prev Year - # of Solds	6	4	29	25	60	12	7			

Active Detail