Local Market **Insight**

December 2025

Charles County, MD

New Listings 139

-20.1% from Nov 2025: **174**

-15.2% from Dec 2024: **164**

YTD	2025	2024	+/-
	3,623	**3,127**	15.9%

5-year Dec average: **184**

New Pendings 161

-4.2% from Nov 2025: **168**

-8.5% from Dec 2024: **176**

YTD	2025	2024	+/-
	2,437	**2,453**	-0.7%

5-year Dec average: **188**

Closed Sales 174

-15.1% from Nov 2025: **205**

-4.4% from Dec 2024: **182**

YTD	2025	2024	+/-
	2,416	**2,424**	-0.3%

5-year Dec average: **211**

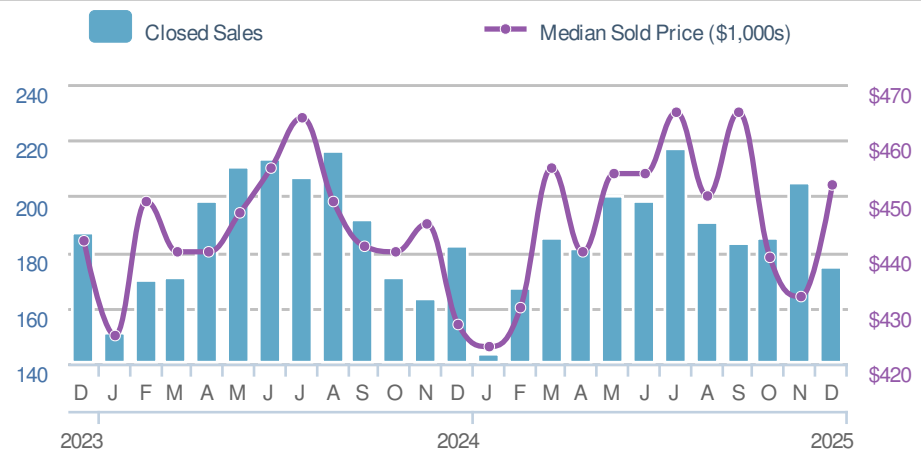
Median Sold Price $452,500

4.6% from Nov 2025: **$432,500**

5.8% from Dec 2024: **$427,500**

YTD	2025	2024	+/-
	$450,000	**$445,000**	1.1%

5-year Dec average: **$427,478**



Active Listings 533

533

Min 214 | 350 | Max 533

5-year Dec average

Nov 2025	Dec 2024
605	**384**

Avg DOM 46

46

Min 19 | 32 | Max 46

5-year Dec average

Nov 2025	Dec 2024	YTD
46	**30**	**36**

Avg Sold to OLP Ratio 96.8%

96.8%

Min 96.8% | 98.6% | Max 100.3%

5-year Dec average

Nov 2025	Dec 2024	YTD
97.2%	**99.3%**	**98.6%**

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