

June 2026

Charles County, MD

Sold Summary

	Jun 2026	Jun 2025	% Change
Sold Dollar Volume	\$120,571,039	\$95,072,192	26.82%
Avg Sold Price	\$485,652	\$482,555	0.64%
Median Sold Price	\$450,000	\$454,525	-1.00%
Units Sold	249	198	25.76%
Avg Days on Market	39	27	44.44%
Avg List Price for Solds	\$484,221	\$480,162	0.85%
Avg SP to OLP Ratio	98.9%	99.6%	-0.64%
Ratio of Avg SP to Avg OLP	98.6%	99.3%	-0.65%
Attached Avg Sold Price	\$387,553	\$361,691	7.15%
Detached Avg Sold Price	\$528,747	\$526,733	0.38%
Attached Units Sold	76	53	43.40%
Detached Units Sold	173	145	19.31%

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

	Jun 2026	Jun 2025	% Change
Active Listings	628	527	19.17%
New Listings	277	276	0.36%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	216	234	-7.69%
All Pendings	323	350	-7.71%

Financing (Sold)

Assumption	0
Cash	14
Conventional	78
FHA	79
Other	2
Owner	0
VA	71

Days on Market (Sold)

0	3
1 to 10	68
11 to 20	45
21 to 30	25
31 to 60	51
61 to 90	20
91 to 120	8
121 to 180	7
181 to 360	18
361 to 720	4
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	0	1	0	2
\$100K to \$149,999	1	0	0	0	0	0	0	2	0	1
\$150K to \$199,999	0	0	0	0	0	0	0	4	0	1
\$200K to \$299,999	0	0	5	6	0	0	1	6	18	1
\$300K to \$399,999	2	7	19	19	10	8	0	30	66	3
\$400K to \$499,999	0	0	19	25	24	8	0	123	95	0
\$500K to \$599,999	0	0	10	1	27	1	0	118	12	0
\$600K to \$799,999	0	0	3	0	44	0	0	100	0	0
\$800K to \$999,999	0	0	0	0	5	0	0	27	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0	17	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	7	56	51	113	17	1	429	191	8
Avg Sold Price	\$235,797	\$362,802	\$425,847	\$386,947	\$590,112	\$408,537	\$235,000			
Prev Year - Avg Sold Price	\$257,208	\$340,568	\$462,346	\$373,468	\$571,284	\$405,074	\$281,483			
Avg Sold % Change	-8.32%	6.53%	-7.89%	3.61%	3.30%	0.85%	-16.51%			
Prev Year - # of Solds	6	7	42	35	97	5	6			

Active Detail