

May 2026

Charles County, MD

Sold Summary

	May 2026	May 2025	% Change
Sold Dollar Volume	\$92,077,954	\$94,548,097	-2.61%
Avg Sold Price	\$470,679	\$474,959	-0.90%
Median Sold Price	\$439,900	\$454,000	-3.11%
Units Sold	196	200	-2.00%
Avg Days on Market	39	27	44.44%
Avg List Price for Solds	\$469,785	\$472,740	-0.63%
Avg SP to OLP Ratio	99.5%	100.3%	-0.74%
Ratio of Avg SP to Avg OLP	99.4%	100.1%	-0.63%
Attached Avg Sold Price	\$384,410	\$376,021	2.23%
Detached Avg Sold Price	\$508,739	\$518,378	-1.86%
Attached Units Sold	60	61	-1.64%
Detached Units Sold	136	139	-2.16%

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

	May 2026	May 2025	% Change
Active Listings	564	488	15.57%
New Listings	245	275	-10.91%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	264	260	1.54%
All Pendings	378	393	-3.82%

Financing (Sold)

Assumption	0
Cash	9
Conventional	56
FHA	68
Other	2
Owner	0
VA	56

Days on Market (Sold)

0	4
1 to 10	59
11 to 20	25
21 to 30	21
31 to 60	34
61 to 90	16
91 to 120	13
121 to 180	11
181 to 360	11
361 to 720	2
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	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	2	0	3
\$100K to \$149,999	0	0	0	0	0	0	0	3	0	1
\$150K to \$199,999	0	0	1	0	0	0	1	3	0	1
\$200K to \$299,999	0	0	3	1	1	0	1	7	13	1
\$300K to \$399,999	1	10	10	25	14	2	0	37	47	1
\$400K to \$499,999	0	0	15	13	24	2	0	110	80	0
\$500K to \$599,999	0	0	4	4	31	1	0	104	12	0
\$600K to \$799,999	0	0	1	0	28	0	0	98	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	23	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	18	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	1	10	34	43	101	5	2	405	152	7
Avg Sold Price	\$375,000	\$363,593	\$402,811	\$391,318	\$545,722	\$436,400	\$210,000			
Prev Year - Avg Sold Price	\$357,298	\$349,852	\$427,982	\$369,852	\$563,966	\$427,220	\$0			
Avg Sold % Change	4.95%	3.93%	-5.88%	5.80%	-3.23%	2.15%	0.00%			
Prev Year - # of Solds	5	7	39	45	95	9	0			

Active Detail