Local Market **Insight**

May 2026

Charles County, MD

New Listings 245

-20.5% from Apr 2026: **308**

-10.9% from May 2025: **275**

YTD	2026	2025	+/-
	1,430	**1,453**	-1.6%

5-year May average: **286**

New Pendings 264

0.8% from Apr 2026: **262**

1.5% from May 2025: **260**

YTD	2026	2025	+/-
	1,112	**1,109**	0.3%

5-year May average: **273**

Closed Sales 196

-8.0% from Apr 2026: **213**

-2.0% from May 2025: **200**

YTD	2026	2025	+/-
	930	**920**	1.1%

5-year May average: **220**

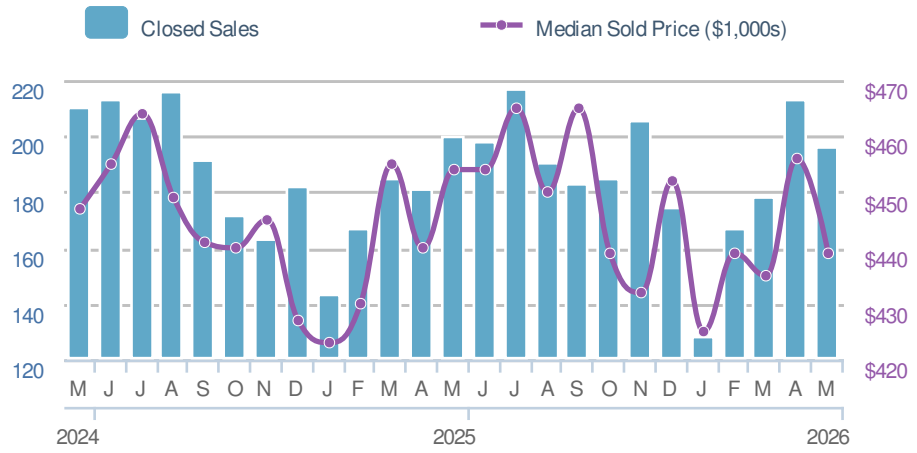
Median Sold Price $439,900

-3.7% from Apr 2026: **$456,650**

-3.1% from May 2025: **$454,000**

YTD	2026	2025	+/-
	$440,000	**$447,195**	-1.6%

5-year May average: **$442,180**



Active Listings 564

564

Min 203 | 380 | Max 564

5-year May average

Apr 2026	May 2025
535	**488**

Avg DOM 39

39

Min 10 | 24 | Max 39

5-year May average

Apr 2026	May 2025	YTD
52	**27**	**53**

Avg Sold to OLP Ratio 99.5%

99.5%

Min 99.5% | 100.4% | Max 102.1%

5-year May average

Apr 2026	May 2025	YTD
98.1%	**100.3%**	**98.2%**

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