

February 2026

Charles County, MD

Sold Summary

| | Feb 2026 | Feb 2025 | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume | \$78,338,957 | \$75,956,949 | 3.14% |
| Avg Sold Price | \$466,957 | \$454,488 | 2.74% |
| Median Sold Price | \$439,990 | \$430,000 | 2.32% |
| Units Sold | 167 | 167 | 0.00% |
| Avg Days on Market | 61 | 45 | 35.56% |
| Avg List Price for Solds | \$469,095 | \$454,832 | 3.14% |
| Avg SP to OLP Ratio | 98.0% | 98.6% | -0.60% |
| Ratio of Avg SP to Avg OLP | 97.7% | 98.6% | -0.90% |
| Attached Avg Sold Price | \$382,135 | \$362,053 | 5.55% |
| Detached Avg Sold Price | \$517,043 | \$493,990 | 4.67% |
| Attached Units Sold | 62 | 50 | 24.00% |
| Detached Units Sold | 105 | 117 | -10.26% |

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

| | Feb 2026 | Feb 2025 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 479 | 363 | 31.96% |
| New Listings | 172 | 163 | 5.52% |
| New Under Contracts | 0 | 0 | 0% |
| New Contingents | 0 | 0 | 0% |
| New Pendings | 190 | 208 | -8.65% |
| All Pendings | 287 | 278 | 3.24% |

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 12 |
| Conventional | 58 |
| FHA | 52 |
| Other | 0 |
| Owner | 0 |
| VA | 44 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 2 |
| 1 to 10 | 25 |
| 11 to 20 | 12 |
| 21 to 30 | 7 |
| 31 to 60 | 44 |
| 61 to 90 | 28 |
| 91 to 120 | 15 |
| 121 to 180 | 22 |
| 181 to 360 | 11 |
| 361 to 720 | 1 |
| 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 | 1 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 2 |
| \$200K to \$299,999 | 0 | 0 | 4 | 6 | 0 | 1 | 0 | 7 | 10 | 2 |
| \$300K to \$399,999 | 1 | 5 | 10 | 15 | 3 | 7 | 1 | 37 | 61 | 0 |
| \$400K to \$499,999 | 0 | 1 | 19 | 21 | 18 | 4 | 0 | 77 | 67 | 0 |
| \$500K to \$599,999 | 0 | 0 | 9 | 1 | 17 | 0 | 0 | 80 | 6 | 0 |
| \$600K to \$799,999 | 0 | 0 | 1 | 0 | 16 | 0 | 0 | 96 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 14 | 0 | 0 |
| \$1M to \$2,499,999 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 9 | 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 | 2 | 6 | 43 | 43 | 60 | 12 | 1 | 329 | 144 | 6 |
| Avg Sold Price | \$656,500 | \$378,996 | \$429,567 | \$381,847 | \$575,085 | \$384,746 | \$382,000 | | | |
| Prev Year - Avg Sold Price | \$277,498 | \$300,472 | \$443,029 | \$373,611 | \$549,125 | \$418,403 | \$218,000 | | | |
| Avg Sold % Change | 136.58% | 26.13% | -3.04% | 2.20% | 4.73% | -8.04% | 75.23% | | | |
| Prev Year - # of Solds | 5 | 4 | 48 | 30 | 64 | 11 | 5 | | | |

Active Detail