

April 2026

Charles County, MD

**Sold Summary**

	Apr 2026	Apr 2025	% Change
Sold Dollar Volume	\$103,154,254	\$85,394,104	20.80%
Avg Sold Price	\$482,998	\$471,972	2.34%
Median Sold Price	\$456,650	\$440,000	3.78%
Units Sold	213	181	17.68%
Avg Days on Market	52	31	67.74%
Avg List Price for Solds	\$484,292	\$471,790	2.65%
Avg SP to OLP Ratio	98.1%	99.3%	-1.23%
Ratio of Avg SP to Avg OLP	98.1%	99.2%	-1.12%
Attached Avg Sold Price	\$381,666	\$360,511	5.87%
Detached Avg Sold Price	\$528,494	\$521,907	1.26%
Attached Units Sold	66	56	17.86%
Detached Units Sold	147	125	17.60%

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**

	Apr 2026	Apr 2025	% Change
Active Listings	535	486	10.08%
New Listings	308	276	11.59%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	262	242	8.26%
All Pendings	348	357	-2.52%

**Financing (Sold)**

Assumption	1
Cash	2
Conventional	57
FHA	80
Other	3
Owner	0
VA	65

**Days on Market (Sold)**

0	1
1 to 10	56
11 to 20	29
21 to 30	16
31 to 60	36
61 to 90	15
91 to 120	19
121 to 180	26
181 to 360	10
361 to 720	5
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	1	0	3
\$100K to \$149,999	0	0	0	0	0	0	0	3	0	1
\$150K to \$199,999	1	0	1	0	0	0	0	3	1	1
\$200K to \$299,999	0	0	1	6	2	0	1	10	14	2
\$300K to \$399,999	2	7	10	22	5	7	0	42	59	0
\$400K to \$499,999	1	0	17	19	32	3	0	91	62	1
\$500K to \$599,999	0	0	6	1	26	0	0	93	8	0
\$600K to \$799,999	0	0	3	0	35	0	0	105	0	0
\$800K to \$999,999	0	0	0	0	4	0	0	18	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	17	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
<b>Total</b>	<b>4</b>	<b>7</b>	<b>38</b>	<b>48</b>	<b>105</b>	<b>10</b>	<b>1</b>	<b>383</b>	<b>144</b>	<b>8</b>
Avg Sold Price	\$305,500	\$372,065	\$442,657	\$379,911	\$568,055	\$408,577	\$264,000			
Prev Year - Avg Sold Price	\$240,000	\$340,625	\$447,337	\$362,962	\$566,067	\$409,256	\$214,499			
Avg Sold % Change	27.29%	9.23%	-1.05%	4.67%	0.35%	-0.17%	23.08%			
Prev Year - # of Solds	2	4	41	32	82	15	5			

**Active 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	1	0	3
\$100K to \$149,999	0	0	0	0	0	0	0	3	0	1
\$150K to \$199,999	1	0	1	0	0	0	0	3	1	1
\$200K to \$299,999	0	0	1	6	2	0	1	10	14	2
\$300K to \$399,999	2	7	10	22	5	7	0	42	59	0
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\$600K to \$799,999	0	0	3	0	35	0	0	105	0	0
\$800K to \$999,999	0	0	0	0	4	0	0	18	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	17	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
<b>Total</b>	<b>4</b>	<b>7</b>	<b>38</b>	<b>48</b>	<b>105</b>	<b>10</b>	<b>1</b>	<b>383</b>	<b>144</b>	<b>8</b>
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