Local Market **Insight**

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September 2026

Charles County, MD

New Listings 308

from Aug 2026:	from Sep 2025:
▲42.6%	▲5.8%
216	**291**

YTD	2026	2025	+/-
	2,812	**2,914**	-3.5%

5-year Sep average: **286**

New Pendings 191

from Aug 2026:	from Sep 2025:
▼-4.0%	▼-20.1%
199	**239**

YTD	2026	2025	+/-
	1,884	**1,969**	-4.3%

5-year Sep average: **216**

Closed Sales 184

from Aug 2026:	from Sep 2025:
▼-11.1%	▲0.5%
207	**183**

YTD	2026	2025	+/-
	1,820	**1,805**	0.8%

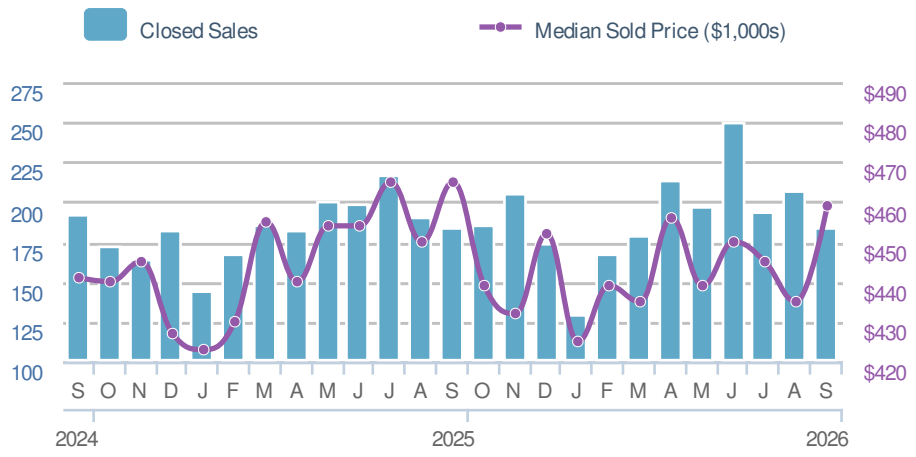
5-year Sep average: **196**

Median Sold Price $459,999

from Aug 2026:	from Sep 2025:
▲5.7%	▼-1.1%
$435,000	**$465,000**

YTD	2026	2025	+/-
	$440,000	**$450,720**	-2.4%

5-year Sep average: **$439,246**



Active Listings 722

722
Min 371 | 508 | Max 722
5-year Sep average

Aug 2026	Sep 2025
649	**618**

Avg DOM 43

43
Min 21 | 30 | Max 43
5-year Sep average

Aug 2026	Sep 2025	YTD
38	**37**	**47**

Avg Sold to OLP Ratio 97.4%

97.4%
Min 97.4% | 98.6% | Max 99.8%
5-year Sep average

Aug 2026	Sep 2025	YTD
99.2%	**97.8%**	**98.4%**

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