

August 2026

Charles County, MD

Sold Summary

	Aug 2026	Aug 2025	% Change
Sold Dollar Volume	\$96,044,249	\$90,445,908	6.19%
Avg Sold Price	\$467,401	\$477,097	-2.03%
Median Sold Price	\$435,000	\$450,000	-3.33%
Units Sold	207	190	8.95%
Avg Days on Market	38	31	22.58%
Avg List Price for Solds	\$463,981	\$476,031	-2.53%
Avg SP to OLP Ratio	99.2%	98.6%	0.63%
Ratio of Avg SP to Avg OLP	99.0%	98.5%	0.52%
Attached Avg Sold Price	\$377,574	\$389,078	-2.96%
Detached Avg Sold Price	\$511,346	\$506,849	0.89%
Attached Units Sold	68	48	41.67%
Detached Units Sold	139	142	-2.11%

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

	Aug 2026	Aug 2025	% Change
Active Listings	649	612	6.05%
New Listings	216	255	-15.29%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	199	223	-10.76%
All Pendings	281	347	-19.02%

Financing (Sold)

Assumption	1
Cash	11
Conventional	66
FHA	64
Other	2
Owner	0
VA	59

Days on Market (Sold)

0	2
1 to 10	51
11 to 20	34
21 to 30	20
31 to 60	40
61 to 90	31
91 to 120	7
121 to 180	11
181 to 360	6
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	2
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	2
\$150K to \$199,999	0	0	0	0	0	0	1	2	1	0
\$200K to \$299,999	1	1	4	3	1	1	1	8	21	1
\$300K to \$399,999	1	11	11	16	5	5	1	54	73	0
\$400K to \$499,999	0	0	23	21	28	5	0	122	63	0
\$500K to \$599,999	1	0	7	2	25	0	0	118	7	0
\$600K to \$799,999	0	0	0	0	25	0	0	126	1	0
\$800K to \$999,999	0	0	0	0	5	0	0	29	0	0
\$1M to \$2,499,999	0	0	1	0	1	0	0	17	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	3	12	46	42	90	11	3	478	166	5
Avg Sold Price	\$360,966	\$335,949	\$435,056	\$393,409	\$555,351	\$396,678	\$252,333			
Prev Year - Avg Sold Price	\$363,500	\$250,000	\$411,910	\$397,292	\$561,556	\$430,278	\$280,000			
Avg Sold % Change	-0.70%	34.38%	5.62%	-0.98%	-1.10%	-7.81%	-9.88%			
Prev Year - # of Solds	9	3	40	39	93	5	1			

Active Detail