

August 2026

Charles County, MD

New Listings**216****↓ -27.3%**from Jul 2026:
297**↓ -15.3%**from Aug 2025:
255

YTD	2026	2025	+/-
	2,433	2,555	-4.8%

5-year Aug average: **265****New Pendings****199****↓ -9.1%**from Jul 2026:
219**↓ -10.8%**from Aug 2025:
223

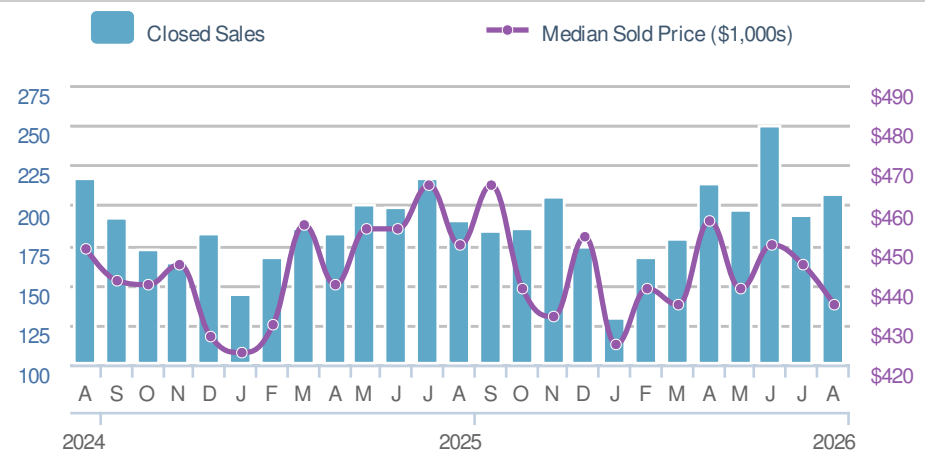
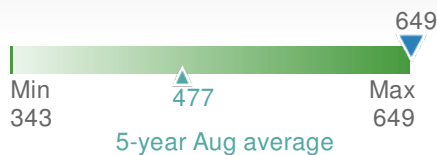
YTD	2026	2025	+/-
	1,701	1,747	-2.6%

5-year Aug average: **234****Closed Sales****207****↑ 7.3%**from Jul 2026:
193**↑ 8.9%**from Aug 2025:
190

YTD	2026	2025	+/-
	1,617	1,604	0.8%

5-year Aug average: **222****Median Sold Price****\$435,000****↓ -2.2%**from Jul 2026:
\$445,000**↓ -3.3%**from Aug 2025:
\$450,000

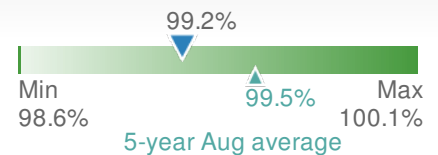
YTD	2026	2025	+/-
	\$440,000	\$450,000	-2.2%

5-year Aug average: **\$437,801****Active Listings****649**

Jul 2026	Aug 2025
662	612

Avg DOM**38**

Jul 2026	Aug 2025	YTD
38	31	47

Avg Sold to OLP Ratio**99.2%**

Jul 2026	Aug 2025	YTD
98.9%	98.6%	98.6%