

Charles County, MD

County · MD · Maryland

BUYER'S MARKET

\$430K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

2,514

SALES (12 MO)

\$445K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



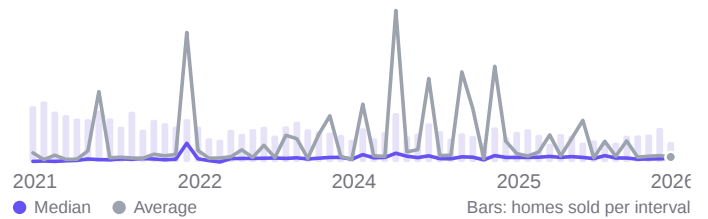
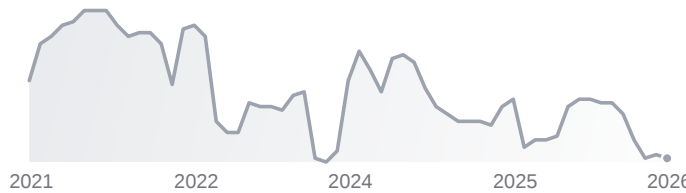
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$435K · Average \$458K

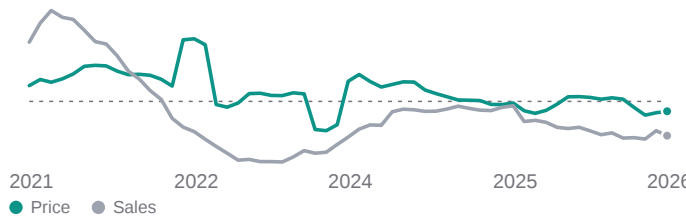


Growth (year over year)

Price -4.9% · Sales -16.9%

Price per square foot

\$211/ft²

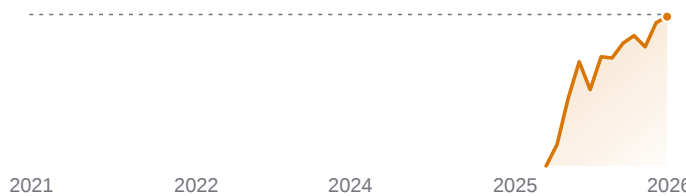


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

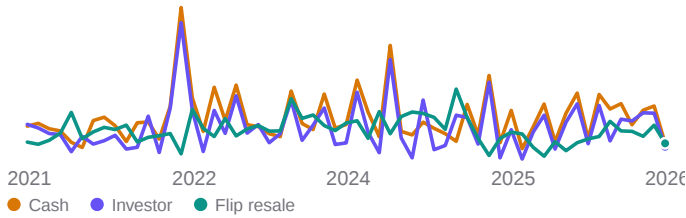
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 8.0% · Investor 6.9% · Flip resale 8.0%



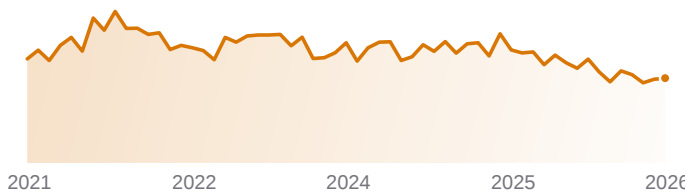
Sellers who sold at a gain

83%



Median annualized return at resale

+3.5%

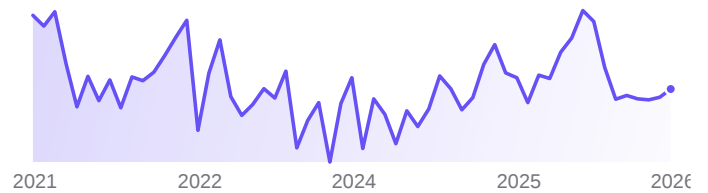


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.6%



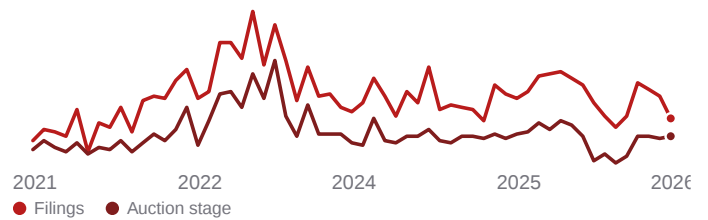
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 21 · Auction stage 13



HOUSING STOCK

Homes	61,914
Median value (AVM)	\$445K
Median size	1,964 ft²
Median year built	1993
Single family	75%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	29%
Underwater (LTV 125% or more)	2.6%
Owner occupied	85%
Company owned	11%
Median loan-to-value	69%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	175,662
Density	384 / mi²
Median household income	\$121K
Average household income	\$144K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	34
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	5.2%
Unemployment	1.0%
Average temp	56°F
Annual precip	44 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.