

Charlotte Hall 20622

ZIP code · MD · Maryland > Charles County > Charlotte Hall

BUYER'S MARKET

\$463K

MEDIAN SALE PRICE

+10.1%

1-YR CHANGE

42

SALES (12 MO)

\$490K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



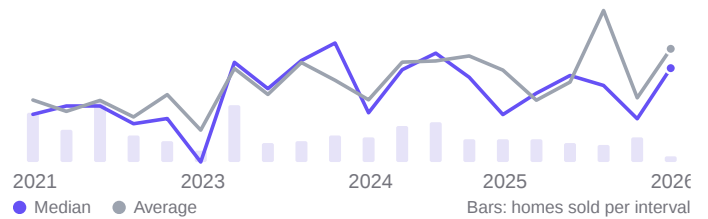
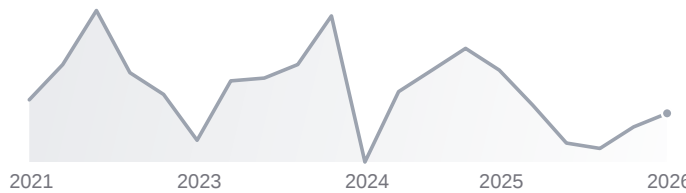
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$590K · Average \$657K

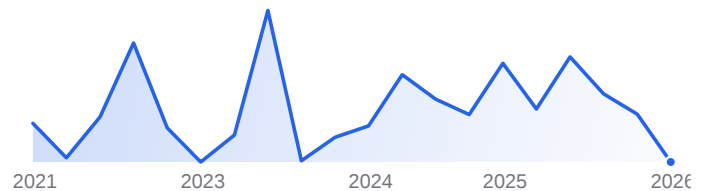
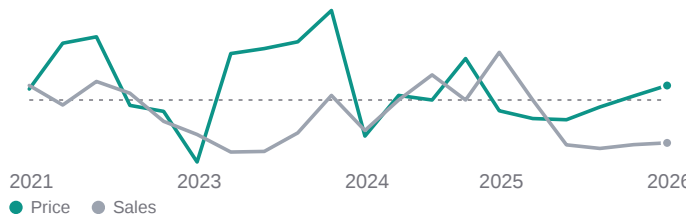


Growth (year over year)

Price +10.1% · Sales -30.0%

Price per square foot

\$201/ft²

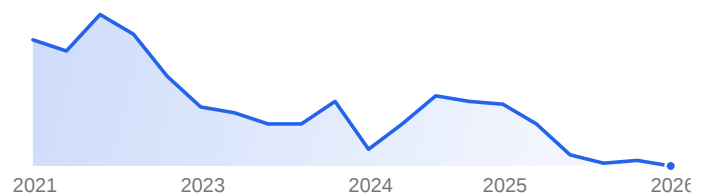


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

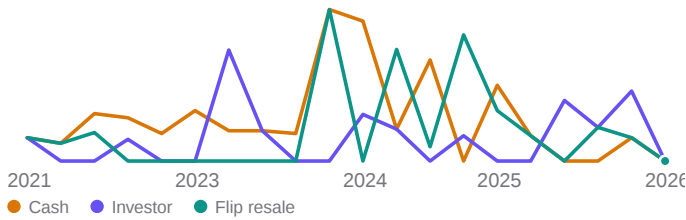
2.7%



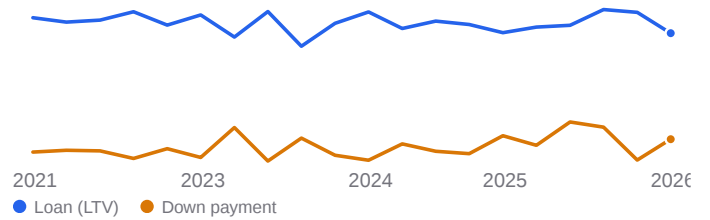
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

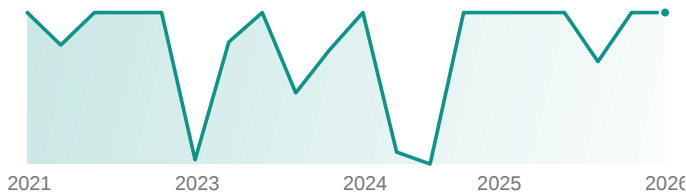


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



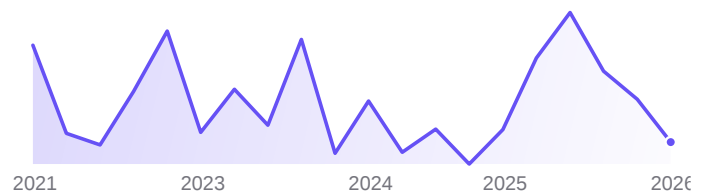
Sellers who sold at a gain

100%



Typical hold before selling

2.6 yrs



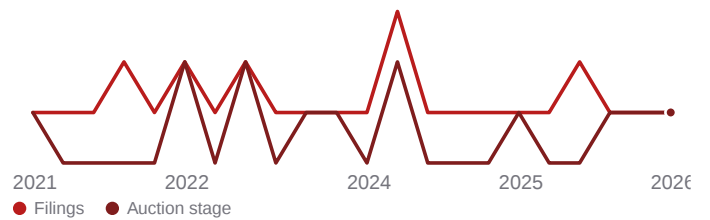
Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,555
Median value (AVM)	\$490K
Median size	1,976 ft²
Median year built	1987
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	4.1%
Owner occupied	92%
Company owned	6.6%
Median loan-to-value	64%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	5,778
Density	150 / mi²
Median household income	\$131K
Average household income	\$151K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	30
Homes occupied	97%
Bachelor's or higher	13%
Poverty rate	6.3%
Unemployment	1.0%
Average temp	56°F
Annual precip	45 in
Sunshine	57%

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