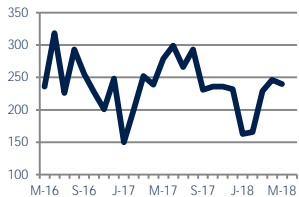




Units Sold

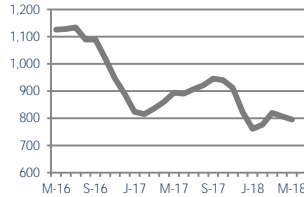
240



Down -14%
Vs. Year Ago

Active Inventory

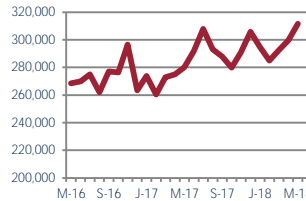
796



Down -11%
Vs. Year Ago

Median Sale Price

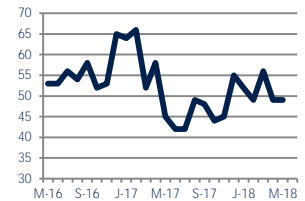
\$311,500



Up 11%
Vs. Year Ago

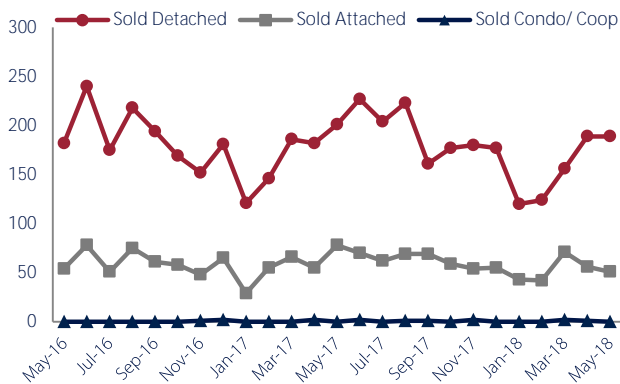
Days On Market

49



Up 9%
Vs. Year Ago

Units Sold*



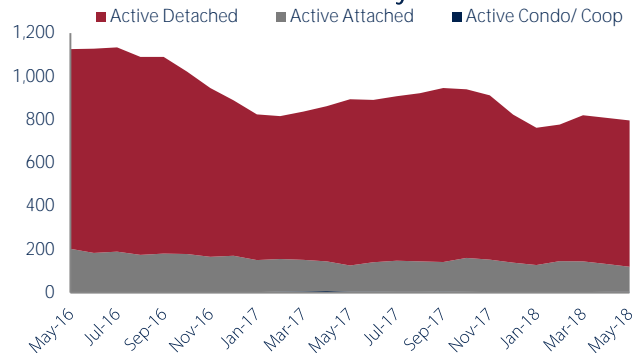
Units Sold

There was a decrease in total units sold in May, with 240 sold this month in Charles County versus 246 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 14% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 98 units or 11%. The total number of active inventory this May was 796 compared to 894 in May 2017. This month's total of 796 is lower than the previous month's total supply of available inventory of 808, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Charles County Homes was \$280,000. This May, the median sale price was \$311,500, an increase of 11% or \$31,500 compared to last year. The current median sold price is 4% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

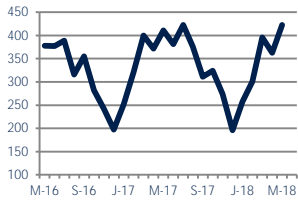


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



New Listings

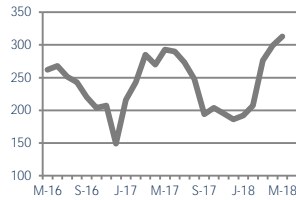
423



Up 3%
Vs. Year Ago

Current Contracts

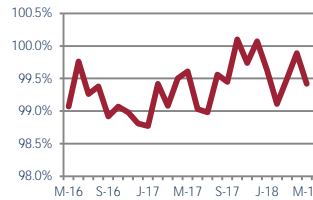
313



Up 7%
Vs. Year Ago

Sold Vs. List Price

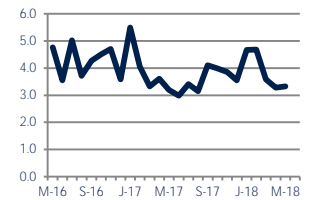
99.4%



No Change
Vs. Year Ago

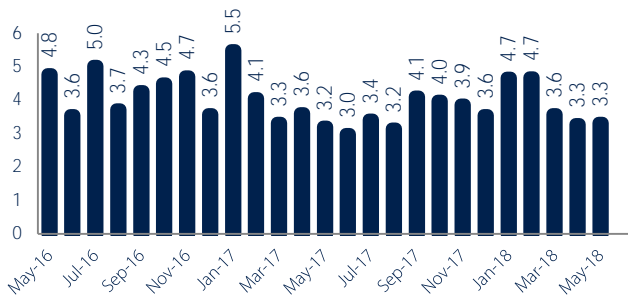
Months of Supply

3.3



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

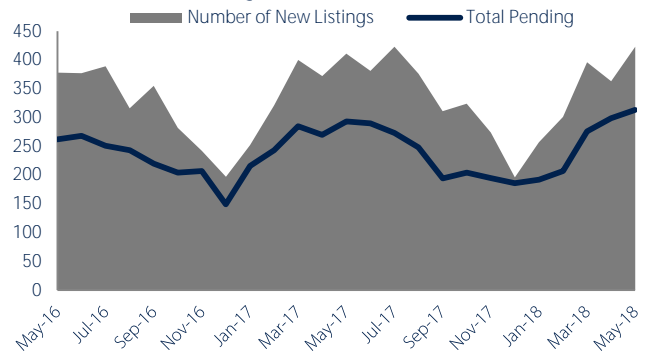
In May, there was 3.3 months of supply available in Charles County, compared to 3.2 in May 2017. That is an increase of 4% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

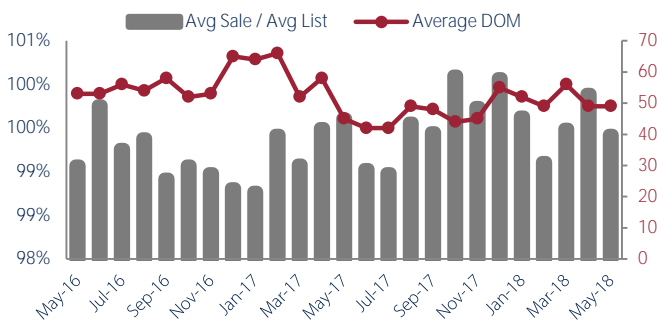
New Listings & Current Contracts

This month there were 423 homes newly listed for sale in Charles County compared to 411 in May 2017, an increase of 3%. There were 313 current contracts pending sale this May compared to 293 a year ago. The number of current contracts is 7% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Charles County was 99.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 49, higher than the average last year, which was 45, an increase of 9%.



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