

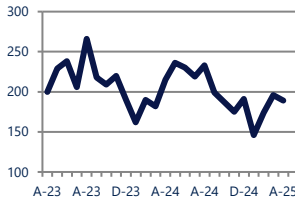
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHARLES COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

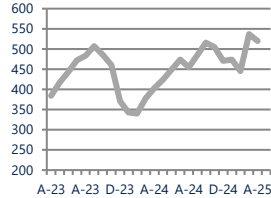
189



Down -12%
Vs. Year Ago

Active Inventory

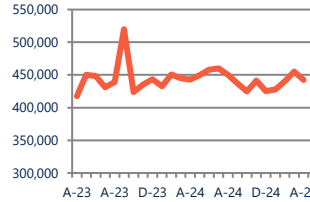
520



Up 29%
Vs. Year Ago

Median Sale Price

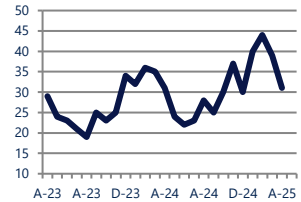
\$442,390



No Change
Vs. Year Ago

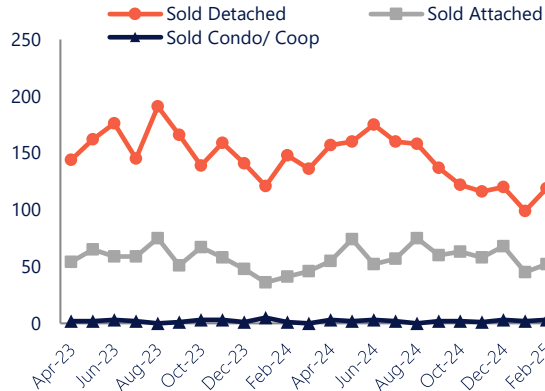
Days On Market

31



No Change
Vs. Year Ago

Units Sold*



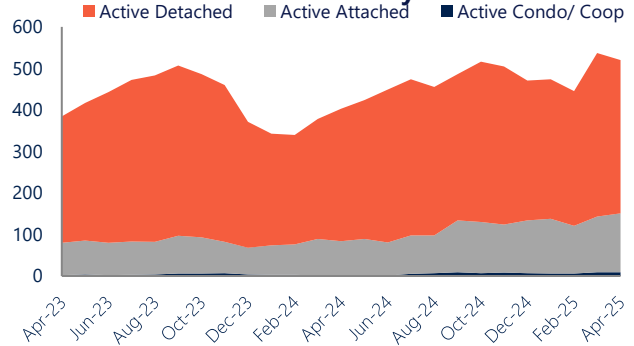
Units Sold

There was a decrease in total units sold in April, with 189 sold this month in Charles County versus 196 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 117 units or 29%. The total number of active inventory this April was 520 compared to 403 in April 2024. This month's total of 520 is lower than the previous month's total supply of available inventory of 537, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Charles County Homes was \$443,000. This April, the median sale price was \$442,390, which is similar compared to a year ago. The current median sold price is 3% lower than in March.

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

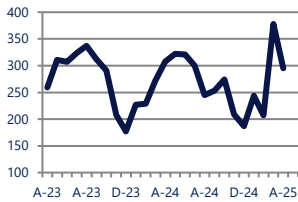
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHARLES COUNTY HOUSING MARKET**

APRIL 2025

New Listings

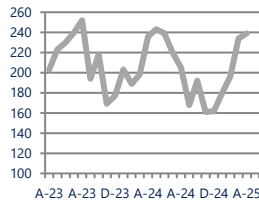
295



Down -4%
Vs. Year Ago

Current Contracts

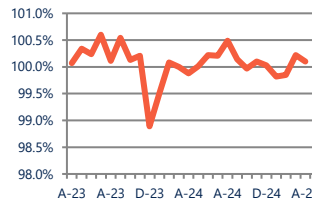
239



Up 1%
Vs. Year Ago

Sold Vs. List Price

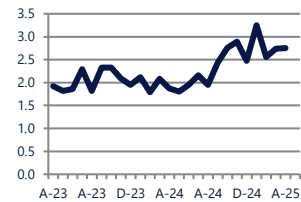
100.1%



No Change
Vs. Year Ago

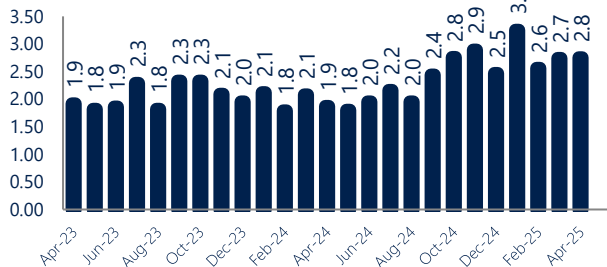
Months of Supply

2.8



Up 47%
Vs. Year Ago

Months Of Supply



Months of Supply

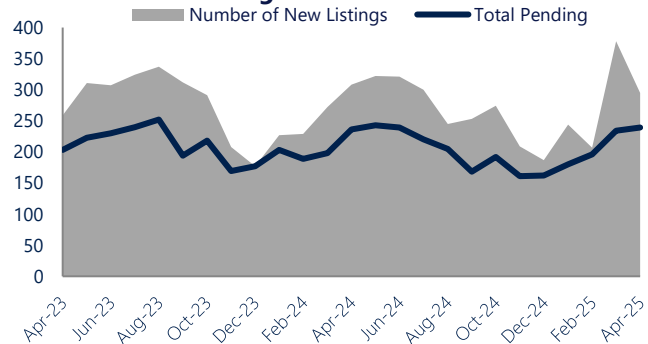
In April, there was 2.8 months of supply available in Charles County, compared to 1.9 in April 2024. That is an increase of 47% versus a year ago.

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.

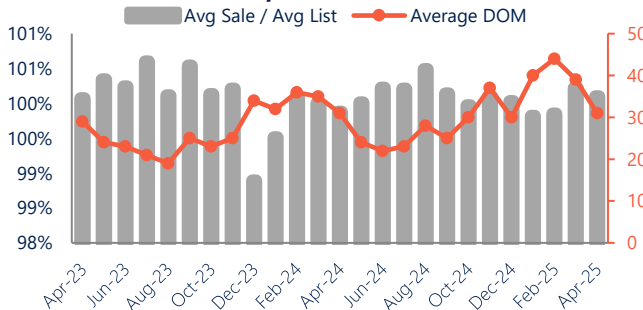
New Listings & Current Contracts

This month there were 295 homes newly listed for sale in Charles County compared to 308 in April 2024, a decrease of 4%. There were 239 current contracts pending sale this April compared to 236 a year ago. The number of current contracts is 1% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Charles County was 100.1% 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 31, which is similar compared to a year ago.