

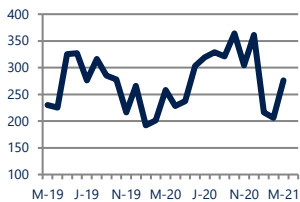


Focus On: Charles County Housing Market

March 2021

**Units Sold**

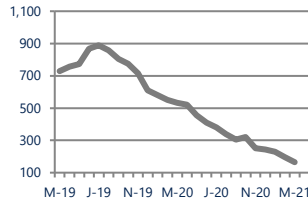
276



Up 7%  
Vs. Year Ago

**Active Inventory**

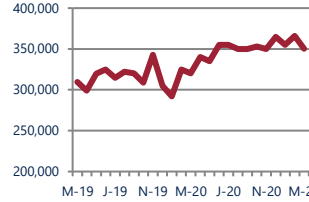
165



Down -69%  
Vs. Year Ago

**Median Sale Price**

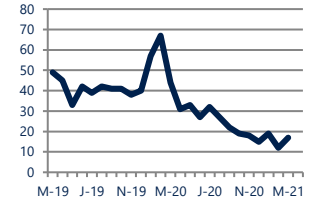
\$350,250



Up 9%  
Vs. Year Ago

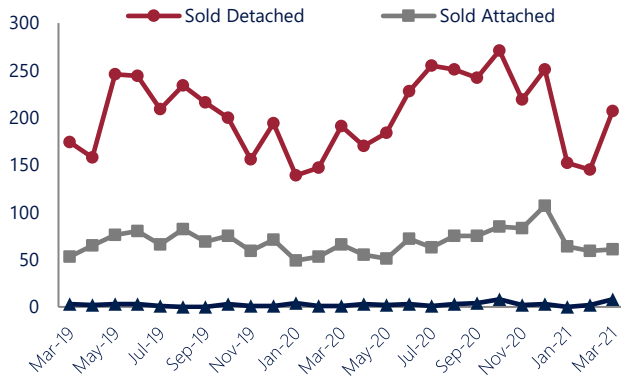
**Days On Market**

17



Down -61%  
Vs. Year Ago

**Units Sold\***



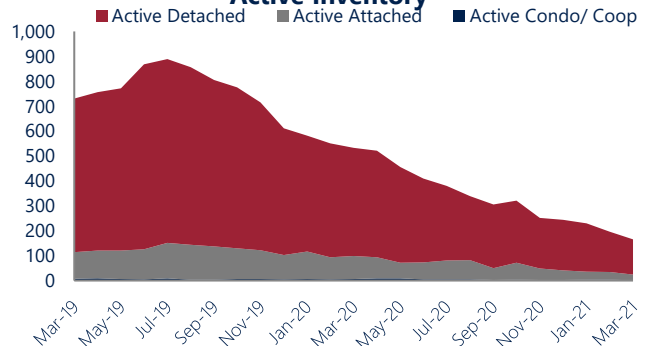
**Units Sold**

There was an increase in total units sold in March, with 276 sold this month in Charles County versus 206 last month, an increase of 34%. This month's total units sold was higher than at this time last year, an increase of 7% versus March 2020.

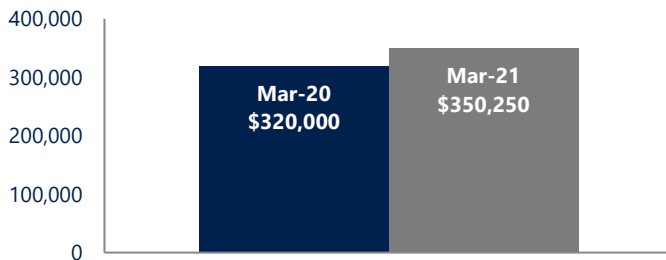
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 368 units or 69%. The total number of active inventory this March was 165 compared to 533 in March 2020. This month's total of 165 is lower than the previous month's total supply of available inventory of 196, a decrease of 16%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Charles County Homes was \$320,000. This March, the median sale price was \$350,250, an increase of 9% or \$30,250 compared to last year. The current median sold price is 4% lower than in February.

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



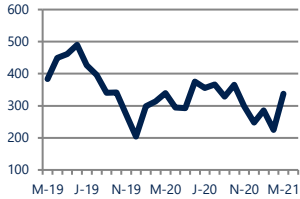
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





### New Listings

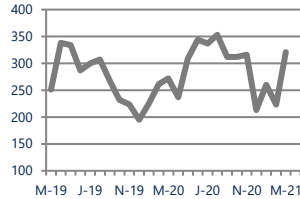
338



**Down -1%**  
Vs. Year Ago

### Current Contracts

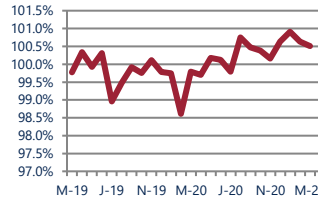
321



**Up 18%**  
Vs. Year Ago

### Sold Vs. List Price

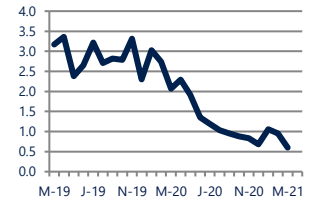
100.5%



**Up 0.7%**  
Vs. Year Ago

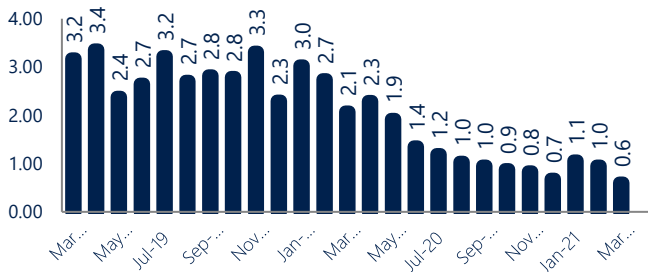
### Months of Supply

0.6



**Down -71%**  
Vs. Year Ago

### Months of Supply



### Months of Supply

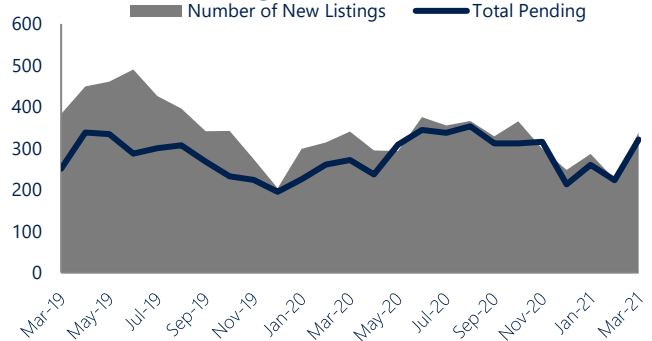
In March, there was 0.6 months of supply available in Charles County, compared to 2.1 in March 2020. That is a decrease of 71% versus a year ago.

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.

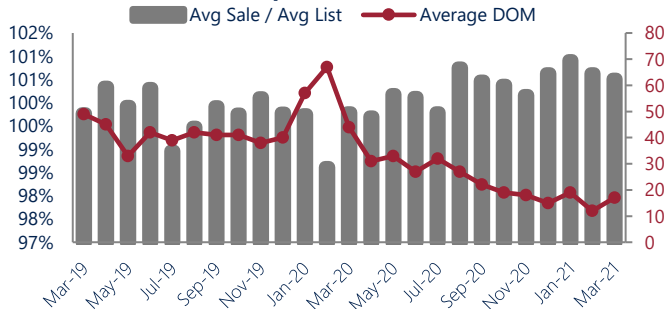
### New Listings & Current Contracts

This month there were 338 homes newly listed for sale in Charles County compared to 340 in March 2020, a decrease of 1%. There were 321 current contracts pending sale this March compared to 272 a year ago. The number of current contracts is 18% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Charles County was 100.5% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 44, a decrease of 61%.



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