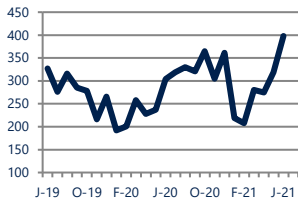




Focus On: Charles County Housing Market

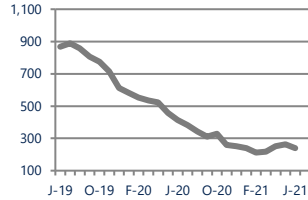
June 2021

Units Sold
398



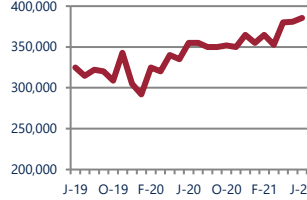
Up 31%
Vs. Year Ago

Active Inventory
240



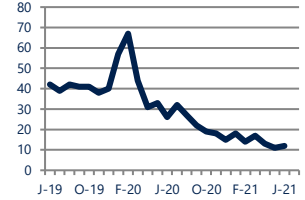
Down -42%
Vs. Year Ago

Median Sale Price
\$385,500



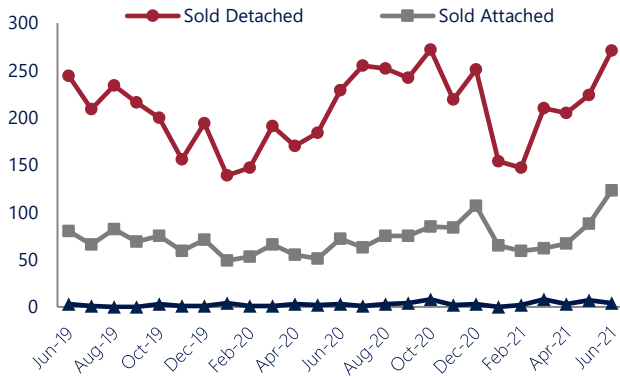
Up 9%
Vs. Year Ago

Days On Market
12



Down -54%
Vs. Year Ago

Units Sold*



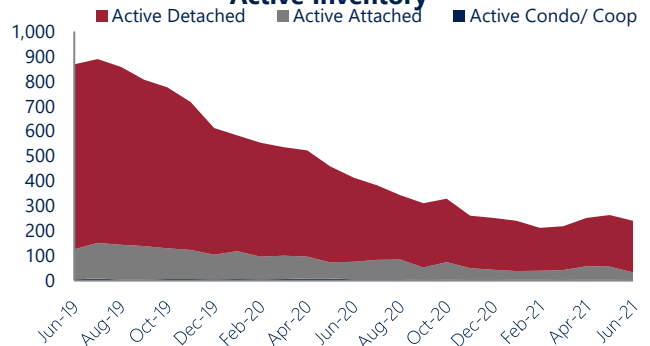
Units Sold

There was an increase in total units sold in June, with 398 sold this month in Charles County versus 319 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 31% versus June 2020.

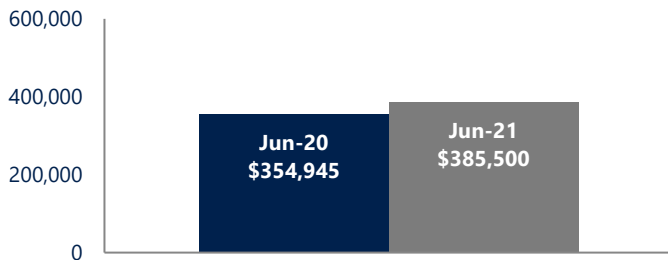
Active Inventory

Versus last year, the total number of homes available this month is lower by 173 units or 42%. The total number of active inventory this June was 240 compared to 413 in June 2020. This month's total of 240 is lower than the previous month's total supply of available inventory of 263, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Charles County Homes was \$354,945. This June, the median sale price was \$385,500, an increase of 9% or \$30,555 compared to last year. The current median sold price is 1% higher than in May.

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



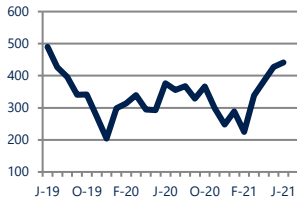
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

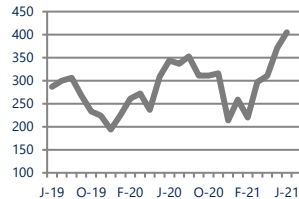
441



Up 17%
Vs. Year Ago

Current Contracts

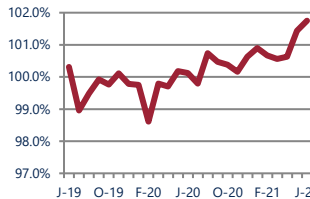
405



Up 18%
Vs. Year Ago

Sold Vs. List Price

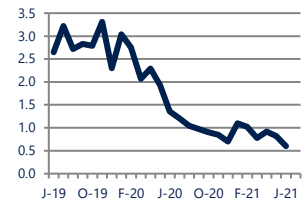
101.8%



Up 1.6%
Vs. Year Ago

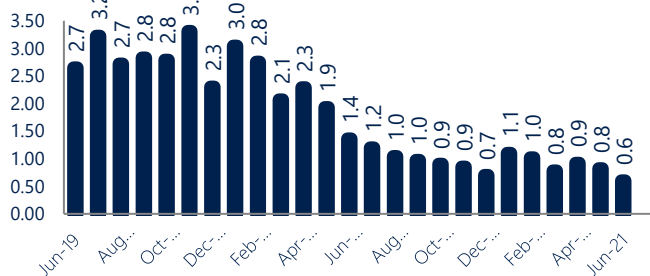
Months of Supply

0.6



Down -56%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

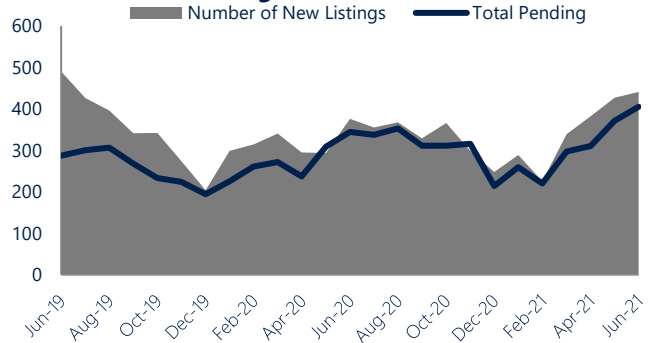
This month there were 441 homes newly listed for sale in Charles County compared to 376 in June 2020, an increase of 17%. There were 405 current contracts pending sale this June compared to 344 a year ago. The number of current contracts is 18% higher than last June.

Months of Supply

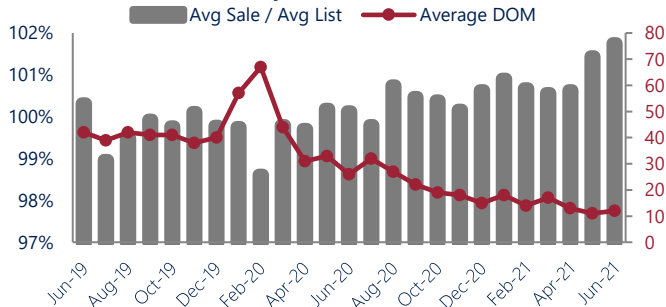
In June, there was 0.6 months of supply available in Charles County, compared to 1.4 in June 2020. That is a decrease of 56% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Charles County was 101.8% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 26, a decrease of 54%.



*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.
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