

ECONOMIC INDICATORS

COMMERCIAL REAL ESTATE

2025 Q1	Vacancy Rate	Asking Rent/SF
Industrial	8.2%	\$14.97
Retail	4.4%	\$26.71
Office	5.5%	\$26.69
Flex	1.2%	\$16.03

Source: CoStar Group, 2025.

2019 COMMERCIAL REAL ESTATE TAXES

Commercial Tax Base Assessment (in billions)	\$2.488
Percent of Total Tax Base	12.04%

Source: Charles County Government, Department of Fiscal and Administrative Services, 2019.

ECONOMICS

Per Capita Income	\$61,324
Annual Consumer Spending (household)	\$81,038
Gross County Product (in millions)	\$6.22

Gross County Product = Consumer Spending + Private Investment + Government Spending + (Exports-Imports).

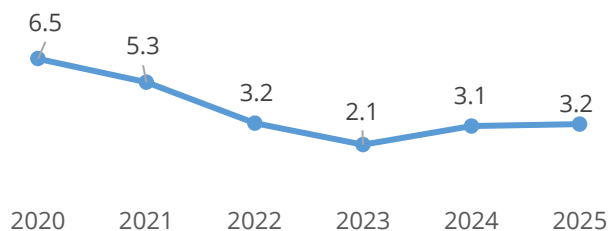
Source: Bureau of Economic Analysis, 2020; Applied Geographic Solutions, 2021.

HOUSING

Owner-Occupied	76.9%
Median Home Value	\$415,300
Total Housing Units	62,712

Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2023.

UNEMPLOYMENT RATE



Source: Maryland Department of Labor, Licensing and Regulation, 2024.

DEMOGRAPHICS

Population	166,617
Median Age	39.2
Median Household Income	\$105,087

Source: U.S. Census Bureau, ACS ACS 1-Year Estimates Data Profiles; U.S. Census Bureau, Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)

WORKFORCE

Median Earnings for Workers	\$73,770
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Source: U.S. Census Bureau, Earnings in the Past 12 Months (in 203 Inflation-Adjusted Dollars)

EDUCATIONAL ATTAINMENT

Population 25 Years and Older:	116,368
High School Graduate (includes equivalency)	32.7%
Some College, No Degree	20.8%
Associate's Degree	8.4%
Bachelor's Degree	16.8%
Graduate or Professional Degree	14.9%

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2023.

TAXES

*Median Real Estate Taxes Paid (Residential)	\$3,946
Real Property Tax Rate	1.141

All rates are shown per \$100 of assessment. Final rate for the non-incorporated county with no additional taxes added to assessments.

* Owner-occupied housing units

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2020; Maryland Department of Assessments and Taxation, 2021.

COST OF LIVING INDEX

	Charles County	DC Metro Area	National
Overall	115.6	159.3	100
Grocery	113.7	115.6	100
Housing	139.7	272.7	100
Utilities	107.3	113	100
Transportation	100.4	105.6	100
Health	90.8	92.9	100
Miscellaneous	106.4	121.7	100

Source: Council for Community and Economic Research (C2ER), 2021.

WORKFORCE INDICATORS

POPULATION		166,617
Median Age		39.2
Median Household Income		\$105,087
Total Households		62,123
Median Earnings for Workers		\$73,770
Average Household Size		2.73

Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2023.

EMPLOYMENT STATUS	
Population 16 Years and Older	136,896
In labor force	96,544
Civilian labor force	94,054
Employed	94%
Armed Forces	5.7%

Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2023.

EMPLOYMENT AT CHARLES COUNTY BUSINESSES		
Average Number of Reporting Firms	Annual Average Employment	Avg. Weekly Wage Per Worker in Charles County
2,710	32,353	\$1,190.64
Unemployment rate: 2.0%		

Source: Maryland Department of Labor, Licensing and Regulation, 2020.

OCCUPATION	
Civilian Employed Population 16 Years and Older	88,610
Management, business, science, and arts occupations	46.6%
Service occupations	18.2%
Sales and office occupations	19.1%
Natural resources, construction, and maintenance occupations	7.4%
Production, transportation, and material moving occupations	8.6%

Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2023.

INDUSTRY	
Civilian Employed Population 16 Years and Older	88,610
Agriculture, forestry, fishing and hunting, and mining	0.2%
Construction	5.9%
Manufacturing	1.9%
Wholesale trade	0.7%
Retail trade	8.5%
Transportation and warehousing, and utilities	5.5%
Information	1.5%
Finance and insurance, and real estate and rental and leasing	6.5%
Professional, scientific, and management, and administrative and waste management services	14.4%
Educational services, and health care and social assistance	23.6%
Arts, entertainment, and recreation, and accommodation and food services	8.0%
Other services, except public administration	5.1%
Public administration	18.2%

Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2023.