Local Market **Insight**

# March 2026

## Calvert County, MD

### New Listings 131

67.9% from Feb 2026: **78**

20.2% from Mar 2025: **109**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **347** | **297** | 16.8% |

5-year Mar average: **122**

### New Pendings 162

86.2% from Feb 2026: **87**

78.0% from Mar 2025: **91**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **335** | **242** | 38.4% |

5-year Mar average: **126**

### Closed Sales 91

16.7% from Feb 2026: **78**

18.2% from Mar 2025: **77**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **224** | **219** | 2.3% |

5-year Mar average: **96**

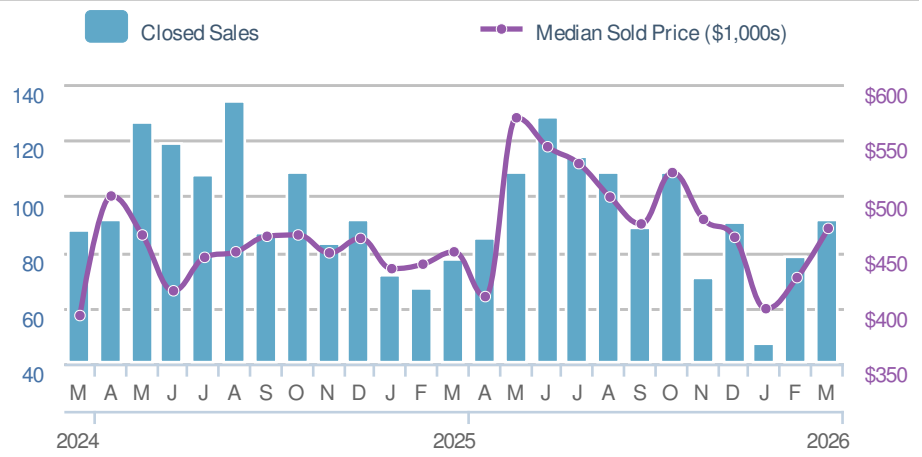
### Median Sold Price $471,000

10.1% from Feb 2026: **$427,642**

4.7% from Mar 2025: **$450,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$449,900** | **$439,950** | 2.3% |

5-year Mar average: **$424,017**




### Active Listings 188

188

Min 85 | 137 | Max 188

5-year Mar average

| Feb 2026 | Mar 2025 |
|---|---|
| **186** | **170** |

### Avg DOM 37

37

Min 17 | 32 | Max 38

5-year Mar average

| Feb 2026 | Mar 2025 | YTD |
|---|---|---|
| **40** | **36** | **38** |

### Avg Sold to OLP Ratio 98.4%

98.4%

Min 98.4% | 99.9% | Max 101.4%

5-year Mar average

| Feb 2026 | Mar 2025 | YTD |
|---|---|---|
| **96.5%** | **99.7%** | **97.4%** |

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Data Source: Bright MLS. Statistics calculated April 06, 2026.

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