

January 2026

Calvert County, MD

Sold Summary

	Jan 2026	Jan 2025	% Change
Sold Dollar Volume	\$22,695,355	\$35,467,687	-36.01%
Avg Sold Price	\$475,137	\$497,830	-4.56%
Median Sold Price	\$399,999	\$435,000	-8.05%
Units Sold	47	72	-34.72%
Avg Days on Market	36	34	5.88%
Avg List Price for Solds	\$482,879	\$499,544	-3.34%
Avg SP to OLP Ratio	97.3%	99.2%	-1.88%
Ratio of Avg SP to Avg OLP	97.3%	98.1%	-0.84%
Attached Avg Sold Price	\$416,666	\$418,666	-0.48%
Detached Avg Sold Price	\$479,124	\$513,932	-6.77%
Attached Units Sold	3	12	-75.00%
Detached Units Sold	44	60	-26.67%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Jan 2026	Jan 2025	% Change
Active Listings	170	126	34.92%
New Listings	79	66	19.70%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	99	82	20.73%
All Pendings	123	96	28.13%

Financing (Sold)

Assumption	0
Cash	4
Conventional	18
FHA	11
Other	0
Owner	0
VA	12

Days on Market (Sold)

0	2
1 to 10	14
11 to 20	5
21 to 30	3
31 to 60	9
61 to 90	7
91 to 120	2
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	2	0	0	0	0	2	0	0
\$150K to \$199,999	1	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	0	3	0	0	0	0	7	0	1
\$300K to \$399,999	2	0	11	0	3	1	0	36	4	2
\$400K to \$499,999	1	0	1	0	3	1	1	19	5	0
\$500K to \$599,999	0	0	0	0	5	0	0	37	0	1
\$600K to \$799,999	0	0	2	0	4	0	0	35	0	0
\$800K to \$999,999	0	0	0	0	3	0	0	12	0	1
\$1M to \$2,499,999	0	0	1	0	1	0	0	6	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	0	20	0	19	2	1	156	9	5
Avg Sold Price	\$313,780	\$0	\$385,450	\$0	\$621,240	\$414,999	\$420,000			
Prev Year - Avg Sold Price	\$570,750	\$0	\$392,985	\$404,125	\$576,237	\$437,500	\$345,000			
Avg Sold % Change	-45.02%	0.00%	-1.92%	0.00%	7.81%	-5.14%	21.74%			
Prev Year - # of Solds	2	0	20	4	38	7	1			

Active Detail