

May 2026

Calvert County, MD

Sold Summary

	May 2026	May 2025	% Change
Sold Dollar Volume	\$73,395,475	\$63,395,991	15.77%
Avg Sold Price	\$539,367	\$587,597	-8.21%
Median Sold Price	\$485,000	\$570,000	-14.91%
Units Sold	138	108	27.78%
Avg Days on Market	27	22	22.73%
Avg List Price for Solds	\$539,672	\$586,999	-8.06%
Avg SP to OLP Ratio	98.9%	99.5%	-0.67%
Ratio of Avg SP to Avg OLP	98.8%	99.0%	-0.18%
Attached Avg Sold Price	\$433,069	\$419,666	3.19%
Detached Avg Sold Price	\$558,779	\$602,864	-7.31%
Attached Units Sold	21	9	133.33%
Detached Units Sold	117	99	18.18%

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

	May 2026	May 2025	% Change
Active Listings	258	214	20.56%
New Listings	134	127	5.51%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	156	128	21.88%
All Pendings	189	157	20.38%

Financing (Sold)

Assumption	1
Cash	14
Conventional	65
FHA	22
Other	1
Owner	0
VA	32

Days on Market (Sold)

0	3
1 to 10	70
11 to 20	18
21 to 30	11
31 to 60	14
61 to 90	8
91 to 120	3
121 to 180	4
181 to 360	7
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	1	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	1	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	4	0	0
\$200K to \$299,999	2	0	2	0	1	0	1	13	1	0
\$300K to \$399,999	4	1	16	3	10	3	2	34	5	1
\$400K to \$499,999	0	0	10	3	8	4	2	50	9	0
\$500K to \$599,999	1	0	7	0	16	0	0	38	1	3
\$600K to \$799,999	0	0	5	1	20	0	1	40	1	0
\$800K to \$999,999	1	0	0	0	6	0	0	23	3	0
\$1M to \$2,499,999	0	0	1	0	5	0	0	29	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	9	1	41	7	67	7	6	234	20	4
Avg Sold Price	\$418,625	\$347,000	\$461,706	\$445,557	\$636,070	\$416,542	\$452,125			
Prev Year - Avg Sold Price	\$287,666	\$0	\$443,176	\$441,750	\$672,410	\$397,500	\$405,000			
Avg Sold % Change	45.52%	0.00%	4.18%	0.86%	-5.40%	4.79%	11.64%			
Prev Year - # of Solds	3	0	25	4	71	2	3			

Active Detail