Local Market **Insight**

May 2026

Calvert County, MD

New Listings 134

-18.8% from Apr 2026: **165**

5.5% from May 2025: **127**

YTD	2026	2025	+/-
	754	**662**	13.9%

5-year May average: **150**

New Pendings 156

3.3% from Apr 2026: **151**

21.9% from May 2025: **128**

YTD	2026	2025	+/-
	608	**490**	24.1%

5-year May average: **145**

Closed Sales 138

26.6% from Apr 2026: **109**

27.8% from May 2025: **108**

YTD	2026	2025	+/-
	479	**418**	14.6%

5-year May average: **125**

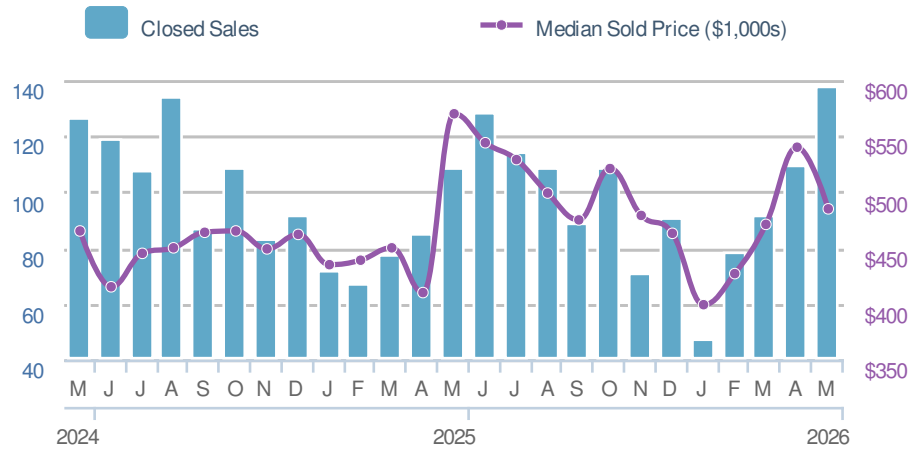
Median Sold Price $485,000

-10.2% from Apr 2026: **$540,000**

-14.9% from May 2025: **$570,000**

YTD	2026	2025	+/-
	$473,000	**$460,000**	2.8%

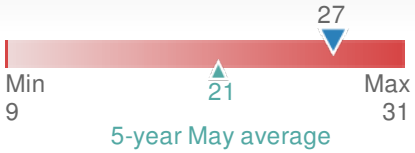
5-year May average: **$475,272**



Active Listings 258

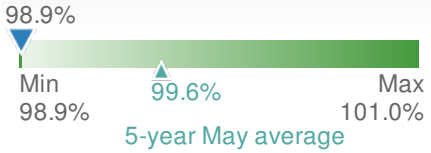
Apr 2026	May 2025
239	**214**

Avg DOM 27



Apr 2026	May 2025	YTD
37	**22**	**35**

Avg Sold to OLP Ratio 98.9%



Apr 2026	May 2025	YTD
98.7%	**99.5%**	**98.1%**

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