Local Market **Insight**

April 2026

Calvert County, MD

New Listings 165

26.0%	5.1%
from Mar 2026: **131**	from Apr 2025: **157**

YTD	2026	2025	+/-
	561	**495**	13.3%

5-year Apr average: **154**

New Pendings 151

-6.8%	14.4%
from Mar 2026: **162**	from Apr 2025: **132**

YTD	2026	2025	+/-
	469	**372**	26.1%

5-year Apr average: **135**

Closed Sales 109

19.8%	28.2%
from Mar 2026: **91**	from Apr 2025: **85**

YTD	2026	2025	+/-
	339	**306**	10.8%

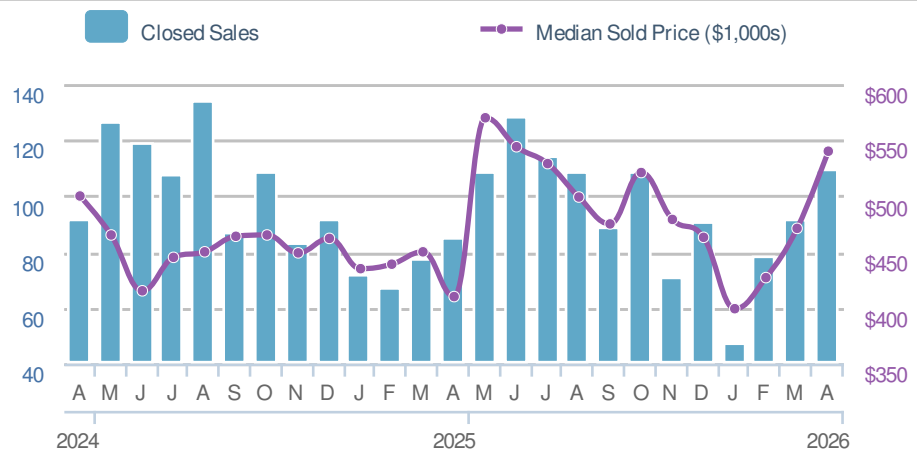
5-year Apr average: **106**

Median Sold Price $540,000

14.6%	31.4%
from Mar 2026: **$471,000**	from Apr 2025: **$410,915**

YTD	2026	2025	+/-
	$468,700	**$435,950**	7.5%

5-year Apr average: **$465,673**



Active Listings 239

239

Min 128 | 168 | Max 239

5-year Apr average

Mar 2026	Apr 2025
188	**201**

Avg DOM 37

37

Min 14 | 29 | Max 37

5-year Apr average

Mar 2026	Apr 2025	YTD
37	**27**	**37**

Avg Sold to OLP Ratio 98.7%

98.7%

Min 98.2% | 99.7% | Max 101.7%

5-year Apr average

Mar 2026	Apr 2025	YTD
98.4%	**100.4%**	**97.8%**

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