

August 2026

Calvert County, MD

Sold Summary

	Aug 2026	Aug 2025	% Change
Sold Dollar Volume	\$61,176,269	\$59,292,372	3.18%
Avg Sold Price	\$539,569	\$556,229	-3.00%
Median Sold Price	\$475,000	\$499,900	-4.98%
Units Sold	113	108	4.63%
Avg Days on Market	26	22	18.18%
Avg List Price for Solds	\$541,382	\$554,134	-2.30%
Avg SP to OLP Ratio	98.4%	99.0%	-0.64%
Ratio of Avg SP to Avg OLP	98.4%	99.3%	-0.87%
Attached Avg Sold Price	\$456,769	\$400,750	13.98%
Detached Avg Sold Price	\$552,242	\$575,869	-4.10%
Attached Units Sold	15	12	25.00%
Detached Units Sold	98	96	2.08%

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

	Aug 2026	Aug 2025	% Change
Active Listings	309	204	51.47%
New Listings	121	123	-1.63%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	121	99	22.22%
All Pendings	142	122	16.39%

Financing (Sold)

Assumption	0
Cash	13
Conventional	52
FHA	17
Other	1
Owner	0
VA	28

Days on Market (Sold)

0	2
1 to 10	41
11 to 20	19
21 to 30	12
31 to 60	19
61 to 90	12
91 to 120	4
121 to 180	3
181 to 360	1
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	1	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	1	0	3	0	1	0	0
\$300K to \$399,999	4	0	13	1	5	1	5
\$400K to \$499,999	1	0	11	2	7	3	1
\$500K to \$599,999	0	0	5	0	5	0	0
\$600K to \$799,999	0	0	6	0	22	1	0
\$800K to \$999,999	0	0	0	0	10	1	0
\$1M to \$2,499,999	0	0	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	7	0	38	3	53	6	6
Avg Sold Price	\$307,020	\$0	\$453,071	\$397,416	\$655,735	\$573,215	\$370,000
Prev Year - Avg Sold Price	\$332,018	\$340,000	\$466,654	\$356,600	\$708,622	\$408,500	\$467,250
Avg Sold % Change	-7.53%	0.00%	-2.91%	11.45%	-7.46%	40.32%	-20.81%
Prev Year - # of Solds	12	1	35	5	49	2	4

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
1	0	0
2	0	0
2	0	0
25	0	0
49	5	4
53	9	3
38	1	3
53	4	0
26	0	0
30	0	0
1	0	0
0	0	0
280	19	10