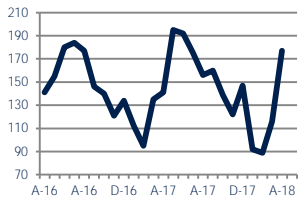




Units Sold

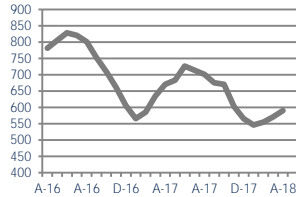
177



Up 26%
Vs. Year Ago

Active Inventory

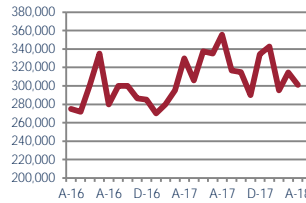
591



Down -12%
Vs. Year Ago

Median Sale Price

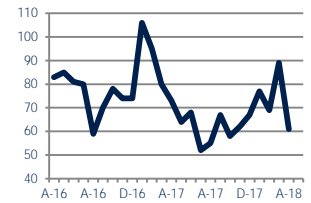
\$301,000



Down -9%
Vs. Year Ago

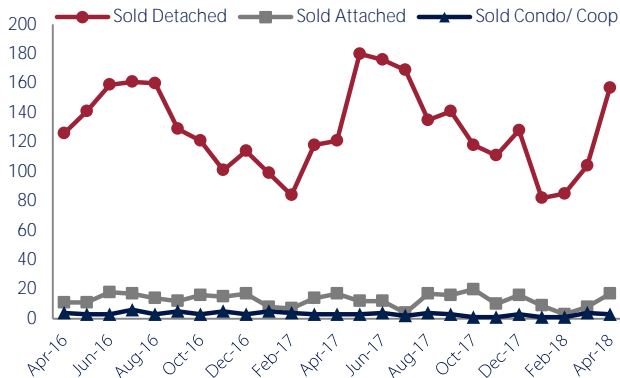
Days On Market

61



Down -16%
Vs. Year Ago

Units Sold*



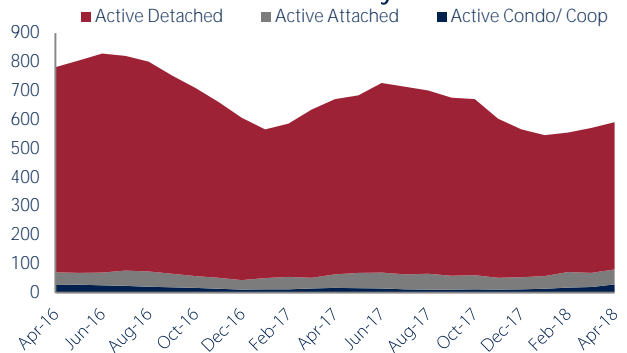
Units Sold

There was an increase in total units sold in April, with 177 sold this month in Calvert County. This month's total units sold was higher than at this time last year.

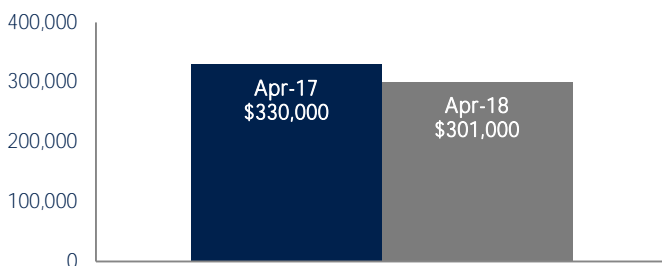
Active Inventory

Versus last year, the total number of homes available this month is lower by 80 units or 12%. The total number of active inventory this April was 591 compared to 671 in April 2017. This month's total of 591 is higher than the previous month's total supply of available inventory of 571, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Calvert County Homes was \$330,000. This April, the median sale price was \$301,000, a decrease of 9% or \$29,000 compared to last year. The current median sold price is 4% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



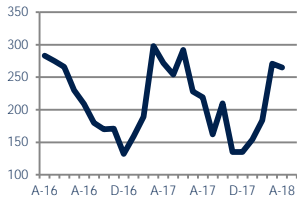
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





New Listings

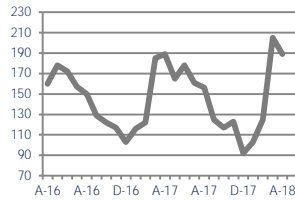
265



Down -3%
Vs. Year Ago

Current Contracts

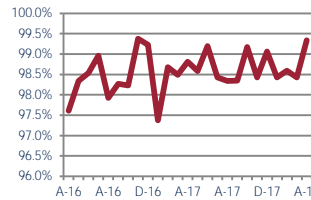
189



No Change
Vs. Year Ago

Sold Vs. List Price

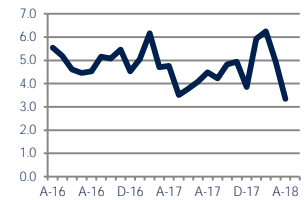
99.3%



Up 0.5%
Vs. Year Ago

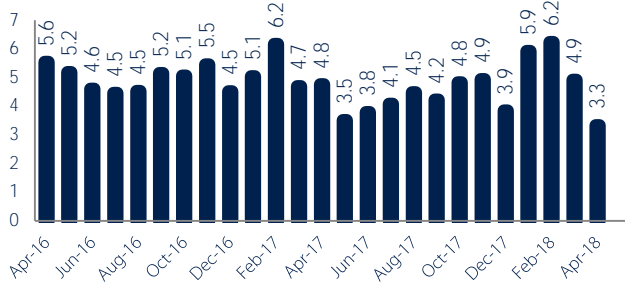
Months of Supply

3.3



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

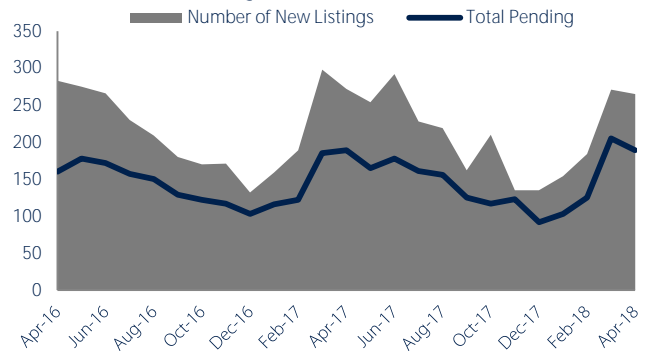
In April, there was 3.3 months of supply available in Calvert County, compared to 4.8 in April 2017. That is a decrease of 30% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

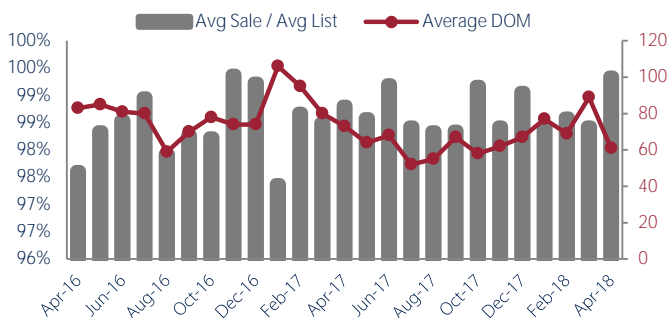
New Listings & Current Contracts

This month there were 265 homes newly listed for sale in Calvert County compared to 272 in April 2017, a decrease of 3%. There were 189 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 8% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Calvert County was 99.3% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 73, a decrease of 16%.



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