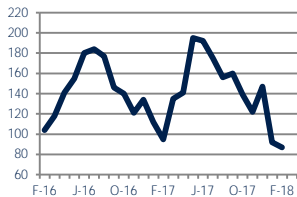




Units Sold

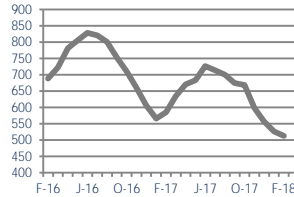
87



Down -8%
Vs. Year Ago

Active Inventory

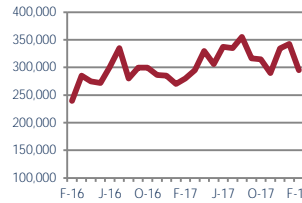
513



Down -12%
Vs. Year Ago

Median Sale Price

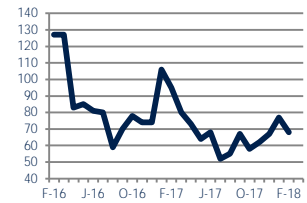
\$295,000



Up 5%
Vs. Year Ago

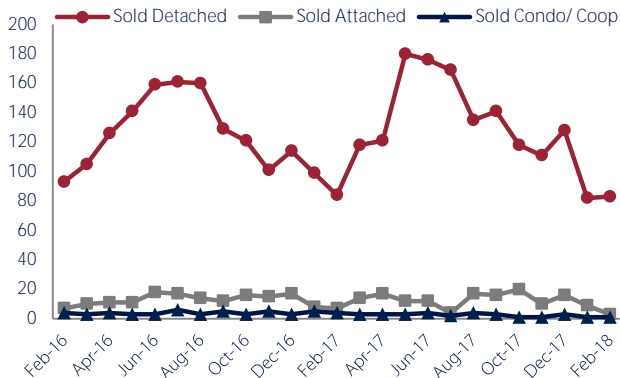
Days On Market

68



Down -28%
Vs. Year Ago

Units Sold*



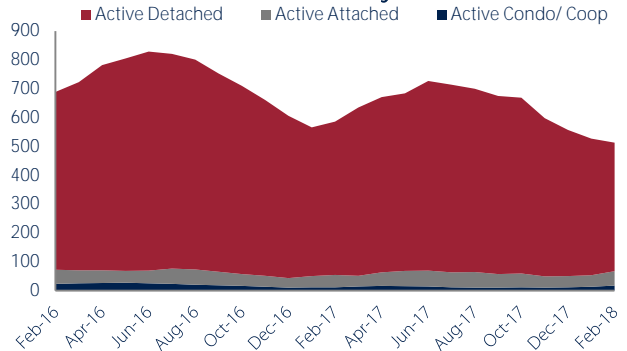
Units Sold

There was a decrease in total units sold in February, with 87 sold this month in Calvert County versus 92 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 8% versus February 2017.

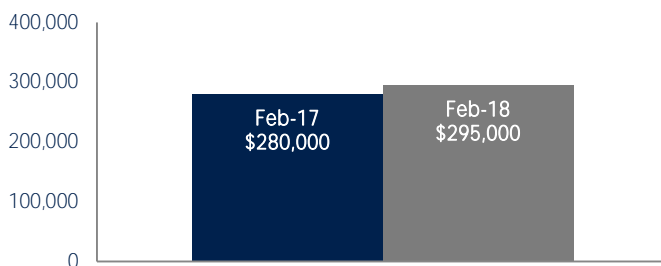
Active Inventory

Versus last year, the total number of homes available this month is lower by 73 units or 12%. The total number of active inventory this February was 513 compared to 586 in February 2017. This month's total of 513 is lower than the previous month's total supply of available inventory of 527, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Calvert County Homes was \$280,000. This February, the median sale price was \$295,000, an increase of 5% or \$15,000 compared to last year. The current median sold price is 14% lower than in January.

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

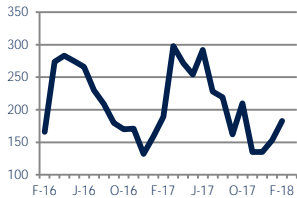


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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

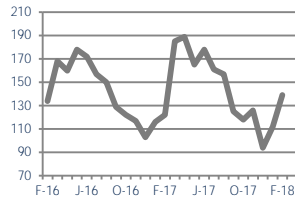
183



Down -3%
Vs. Year Ago

Current Contracts

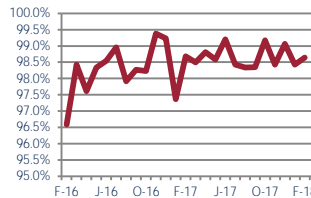
139



Up 14%
Vs. Year Ago

Sold Vs. List Price

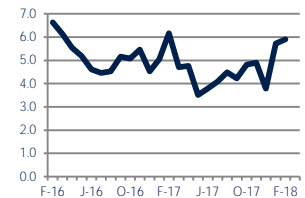
98.6%



No Change
Vs. Year Ago

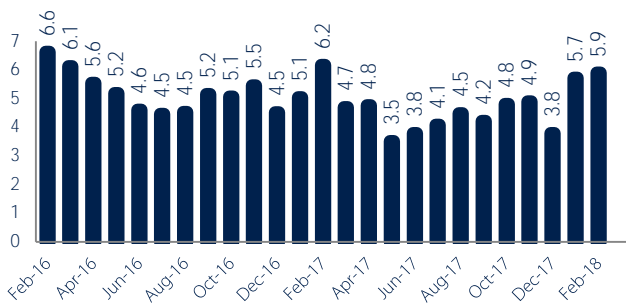
Months of Supply

5.9



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

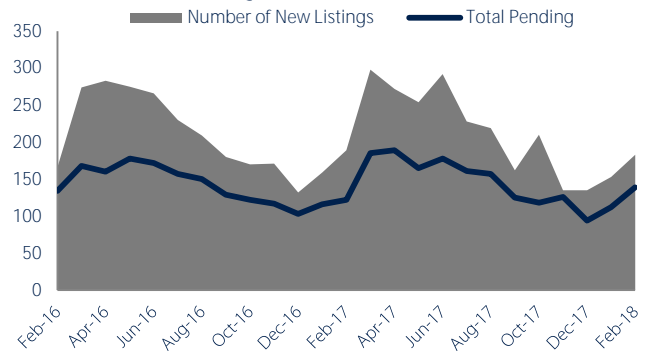
In February, there was 5.9 months of supply available in Calvert County, compared to 6.2 in February 2017. That is a decrease of 4% versus a year ago.

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.

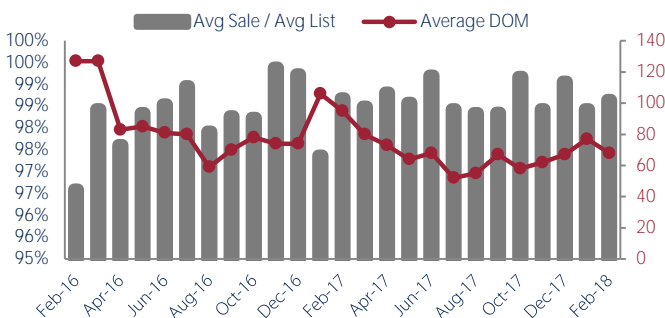
New Listings & Current Contracts

This month there were 183 homes newly listed for sale in Calvert County compared to 189 in February 2017, a decrease of 3%. There were 139 current contracts pending sale this February compared to 122 a year ago. The number of current contracts is 14% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Calvert County was 98.6% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 68, lower than the average last year, which was 95, a decrease of 28%.



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