

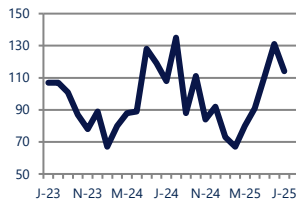
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CALVERT COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

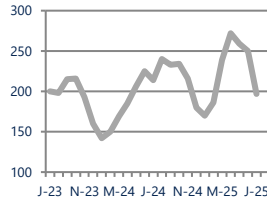
114



Up 6%  
Vs. Year Ago

## Active Inventory

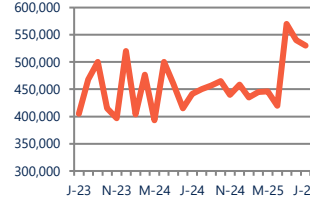
197



Down -8%  
Vs. Year Ago

## Median Sale Price

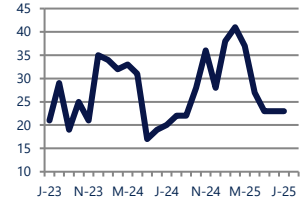
\$530,000



Up 20%  
Vs. Year Ago

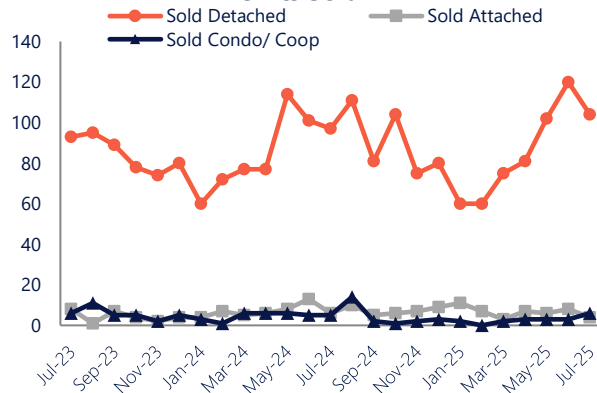
## Days On Market

23



Up 15%  
Vs. Year Ago

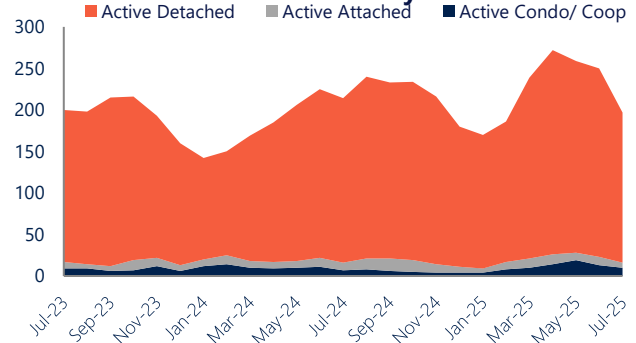
## Units Sold\*



## Units Sold

There was a decrease in total units sold in July, with 114 sold this month in Calvert County versus 131 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 6% versus July 2024.

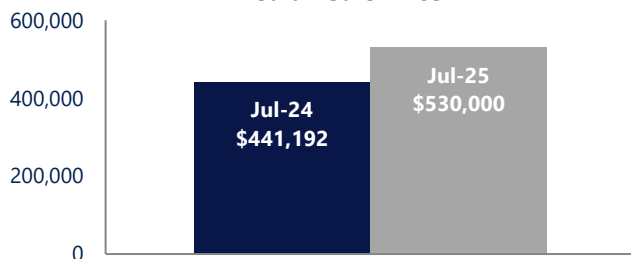
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 8%. The total number of active inventory this July was 197 compared to 214 in July 2024. This month's total of 197 is lower than the previous month's total supply of available inventory of 250, a decrease of 21%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Calvert County Homes was \$441,192. This July, the median sale price was \$530,000, an increase of 20% or \$88,808 compared to last year. The current median sold price is 2% lower than in June.

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

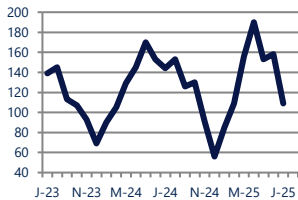
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CALVERT COUNTY HOUSING MARKET**

JULY 2025

## New Listings

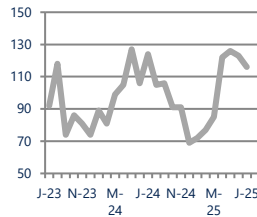
109



**Down -24%**  
Vs. Year Ago

## Current Contracts

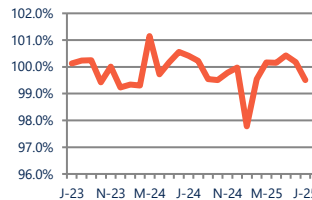
116



**Down -6%**  
Vs. Year Ago

## Sold Vs. List Price

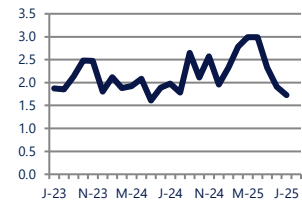
99.5%



**Down -0.9%**  
Vs. Year Ago

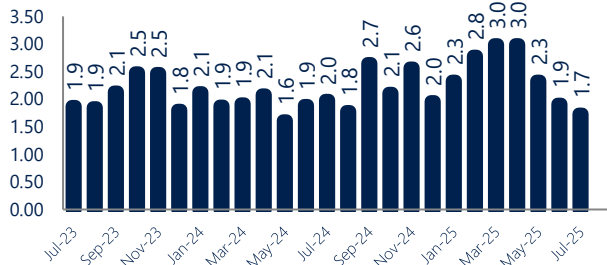
## Months of Supply

1.7



**Down -13%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

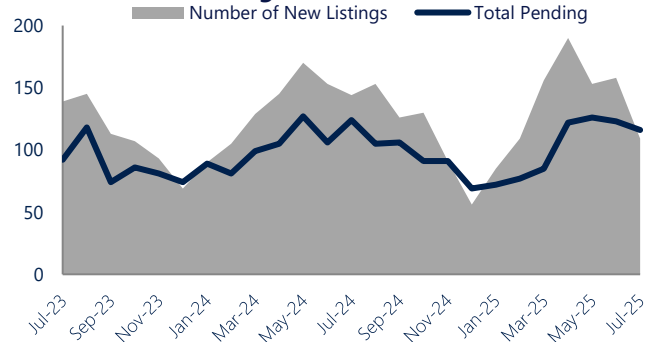
In July, there was 1.7 months of supply available in Calvert County, compared to 2.0 in July 2024. That is a decrease of 13% versus a year ago.

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.

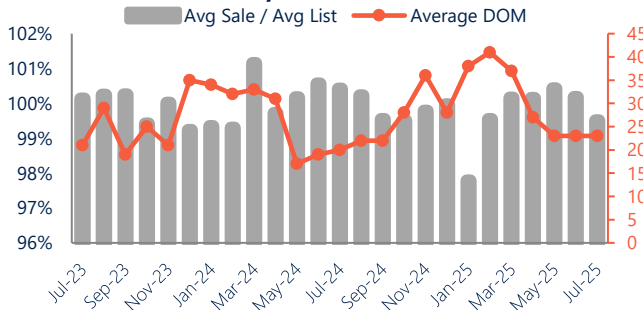
## New Listings & Current Contracts

This month there were 109 homes newly listed for sale in Calvert County compared to 144 in July 2024, a decrease of 24%. There were 116 current contracts pending sale this July compared to 124 a year ago. The number of current contracts is 6% lower than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Calvert County was 99.5% of the average list price, which is 0.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 20, an increase of 15%.