

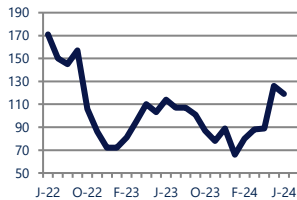
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CALVERT COUNTY HOUSING MARKET**

JUNE 2024

Units Sold

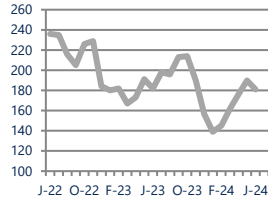
119



Up 4%
Vs. Year Ago

Active Inventory

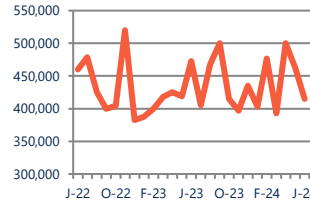
181



Down -1%
Vs. Year Ago

Median Sale Price

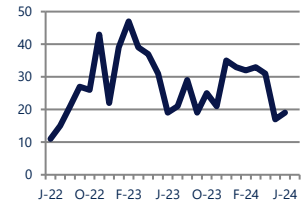
\$415,000



Down -12%
Vs. Year Ago

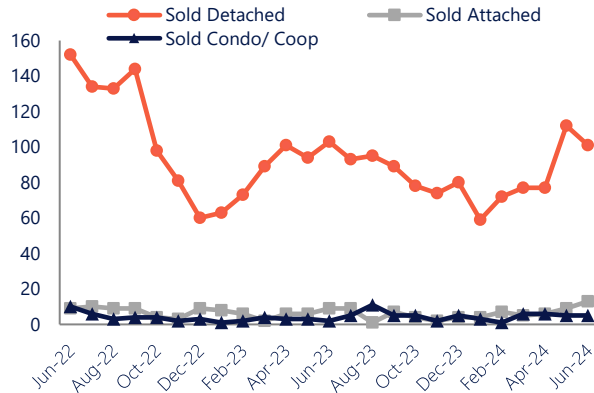
Days On Market

19



No Change
Vs. Year Ago

Units Sold*



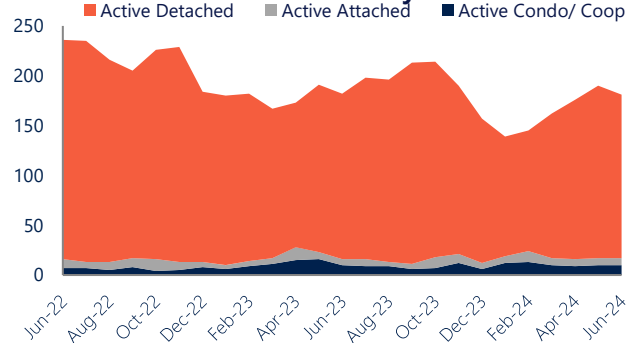
Units Sold

There was a decrease in total units sold in June, with 119 sold this month in Calvert County versus 126 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 4% versus June 2023.

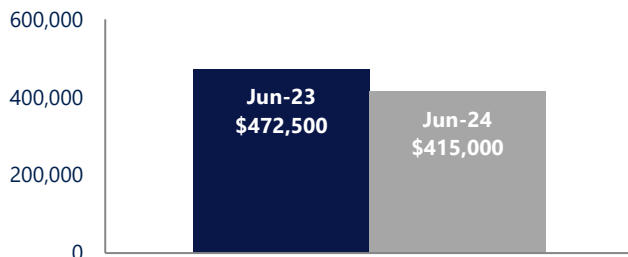
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this June was 181 compared to 182 in June 2023. This month's total of 181 is lower than the previous month's total supply of available inventory of 190, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Calvert County Homes was \$472,500. This June, the median sale price was \$415,000, a decrease of 12% or \$57,500 compared to last year. The current median sold price is 10% lower than in May.

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

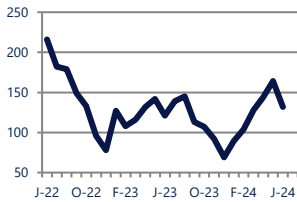
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CALVERT COUNTY HOUSING MARKET**

JUNE 2024

New Listings

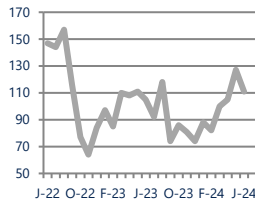
132



Up 9%
Vs. Year Ago

Current Contracts

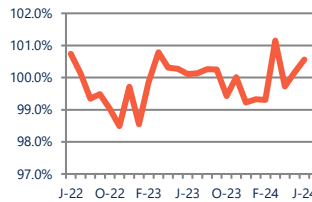
111



Up 6%
Vs. Year Ago

Sold Vs. List Price

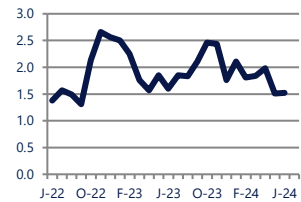
100.6%



No Change
Vs. Year Ago

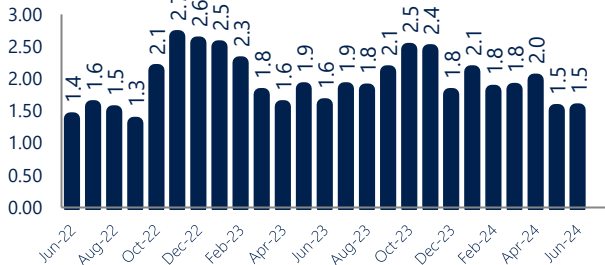
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

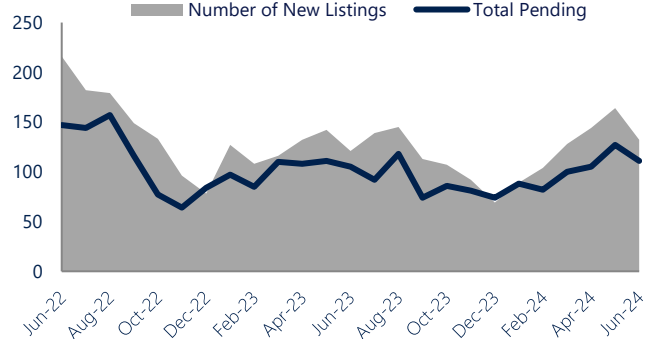
In June, there was 1.5 months of supply available in Calvert County. The amount of supply is similar compared to a year ago.

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.

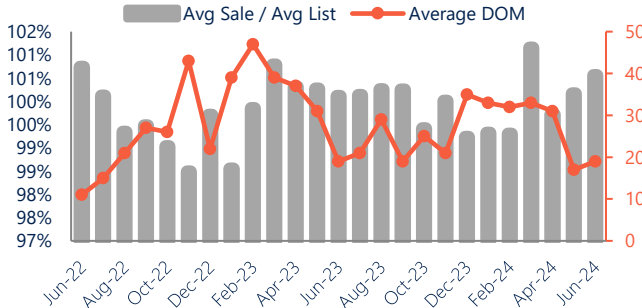
New Listings & Current Contracts

This month there were 132 homes newly listed for sale in Calvert County compared to 121 in June 2023, an increase of 9%. There were 111 current contracts pending sale this June compared to 105 a year ago. The number of current contracts is 6% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Calvert County was 100.6% 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 19, which is similar compared to a year ago.