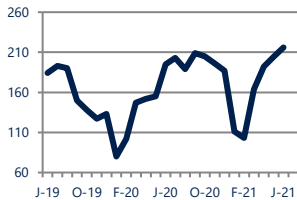




Focus On: Calvert County Housing Market

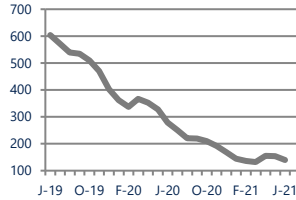
June 2021

Units Sold
216



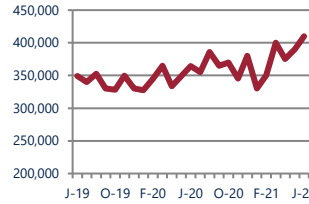
Up 11%
Vs. Year Ago

Active Inventory
140



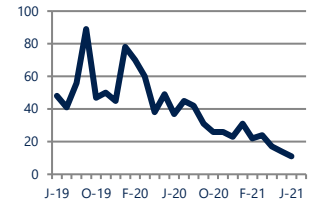
Down -50%
Vs. Year Ago

Median Sale Price
\$410,000



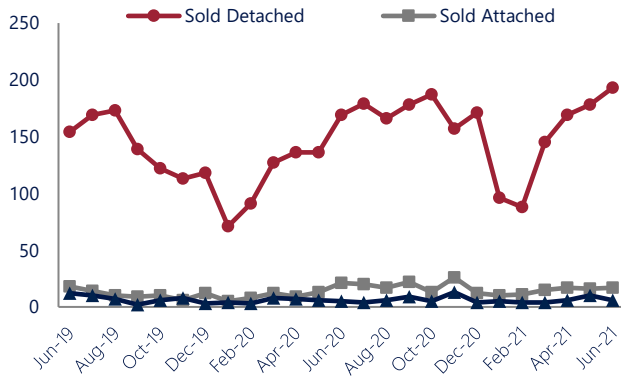
Up 12%
Vs. Year Ago

Days On Market
11



Down -70%
Vs. Year Ago

Units Sold*



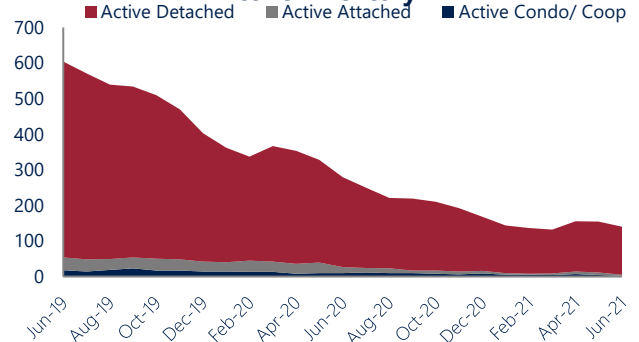
Units Sold

There was an increase in total units sold in June, with 216 sold this month in Calvert County versus 204 last month, an increase of 6%. This month's total units sold was higher than at this time last year, an increase of 11% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 139 units or 50%. The total number of active inventory this June was 140 compared to 279 in June 2020. This month's total of 140 is lower than the previous month's total supply of available inventory of 154, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Calvert County Homes was \$364,500. This June, the median sale price was \$410,000, an increase of 12% or \$45,500 compared to last year. The current median sold price is 5% higher 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.



*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



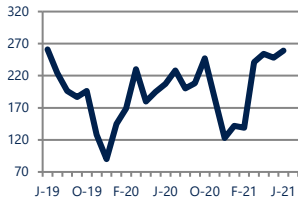


Focus On: Calvert County Housing Market

June 2021

New Listings

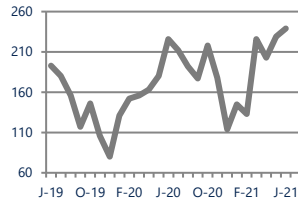
259



Up 25%
Vs. Year Ago

Current Contracts

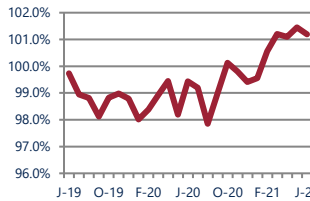
239



Up 6%
Vs. Year Ago

Sold Vs. List Price

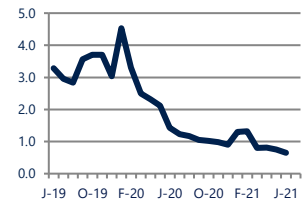
101.2%



Up 1.8%
Vs. Year Ago

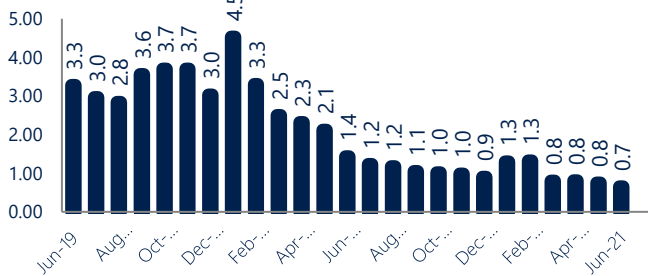
Months of Supply

0.7



Down -55%
Vs. Year Ago

Months Of Supply



Months of Supply

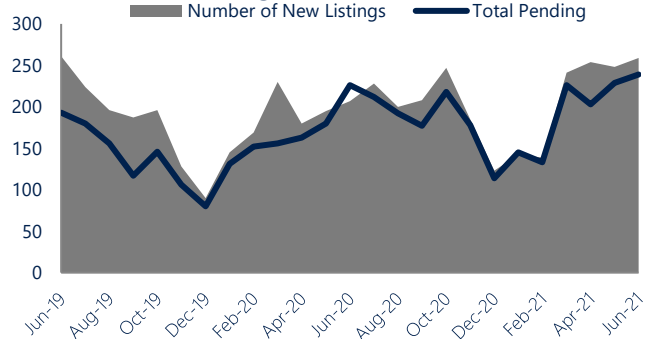
In June, there was 0.6 months of supply available in Calvert County, compared to 1.4 in June 2020. That is a decrease of 55% versus a year ago.

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.

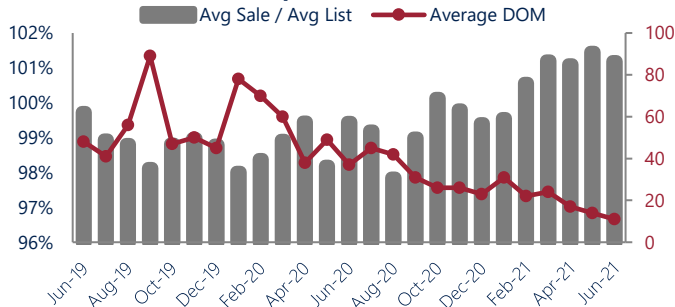
New Listings & Current Contracts

This month there were 259 homes newly listed for sale in Calvert County compared to 207 in June 2020, an increase of 25%. There were 239 current contracts pending sale this June compared to 226 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 101.2% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 37, a decrease of 70%.



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