

Calvert County, MD

County · MD · Maryland

BALANCED MARKET

\$465K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

1,346

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



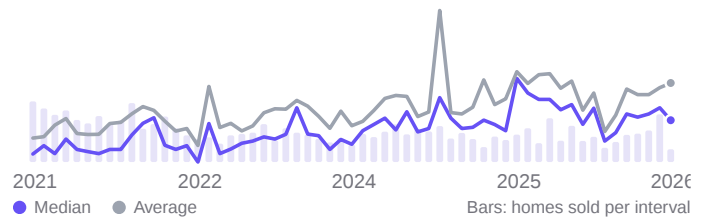
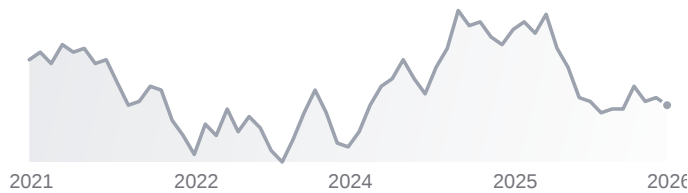
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$450K · Average \$539K

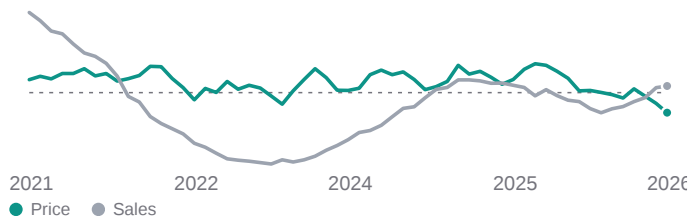


Growth (year over year)

Price -10.9% · Sales +3.6%

Price per square foot

\$276/ft²

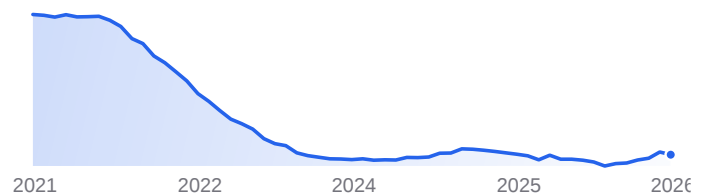
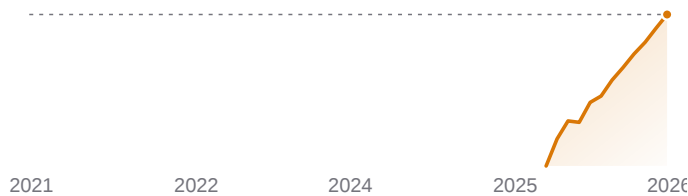


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

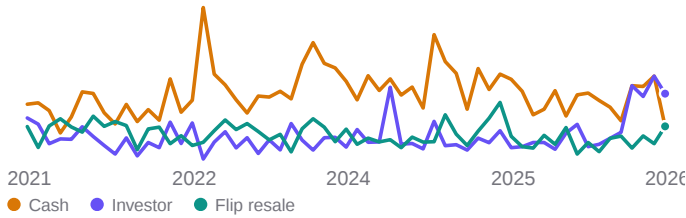
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 15% · Flip resale 7.7%



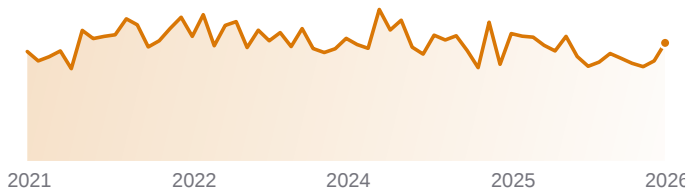
Sellers who sold at a gain

97%

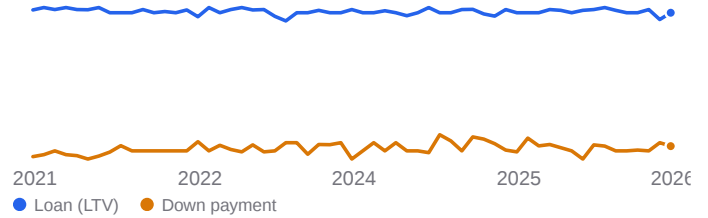


Median annualized return at resale

+5.1%

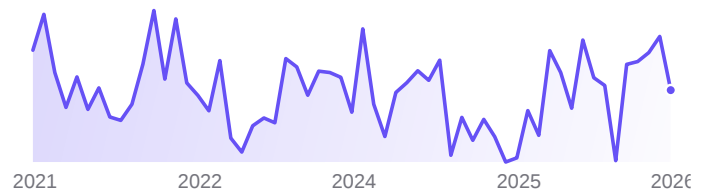


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



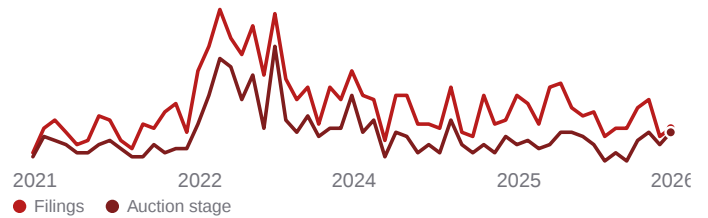
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 9 · Auction stage 8



HOUSING STOCK

Homes	35,314
Median value (AVM)	\$469K
Median size	1,765 ft²
Median year built	1990
Single family	90%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	3.0%
Owner occupied	80%
Company owned	9.6%
Median loan-to-value	64%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	95,349
Density	447 / mi²
Median household income	\$128K
Average household income	\$151K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	4.2%
Unemployment	0.8%
Average temp	57°F
Annual precip	44 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.