

Calvert County Real Estate January 2021

Posted by [Zach Hill](#) On 03/03/2021

CALVERT COUNTY, Md. - January's new real estate listings in Calvert County were up 15.1% from December to 145. However, that was a slight drop of 2% from January of last year.

New pending sales rose 32.2% from December to 160. That's a slight gain of 3.2% from January of last year. Closed sales dropped 39.1% from December. But were up 39.7% from January of last year.

Local real estate expert Mark Frisco from the Mark Frisco Team at Century 21 New Millennium said the median sold price dropped 15.4% to \$330,000 from December's median price of \$389,000.

The price is still slightly up from January of last year's median price of \$327,000. "We need to watch that number," Frisco said. "It's really interesting to see that the median sold price is flat. Considering the fact that the market as a whole seems to be up."

He said those figures were quite low compared to Charles and St. Mary's Counties.

There are 110 active listings, meaning there is just about one month's worth of inventory on the market. That's backed up by statistics showing the average number of days on the market for Calvert County stands at 30. The original list price to sold price ratio sits at 98.8%.

"From my perspective," Frisco said. "The majority of properties I see are flying off the shelf. To see average days on market of 30, I think it'll be really, really interesting to see what the statistics look like next month."

Frisco said he thinks it's a seller's market. A great time to sell your house but a challenging time to buy. If you'd like expert advice for buying or selling a home, contact Mark and his team at 443-486-5145.

Copyright © 2021 thebaynet.com. All rights reserved.