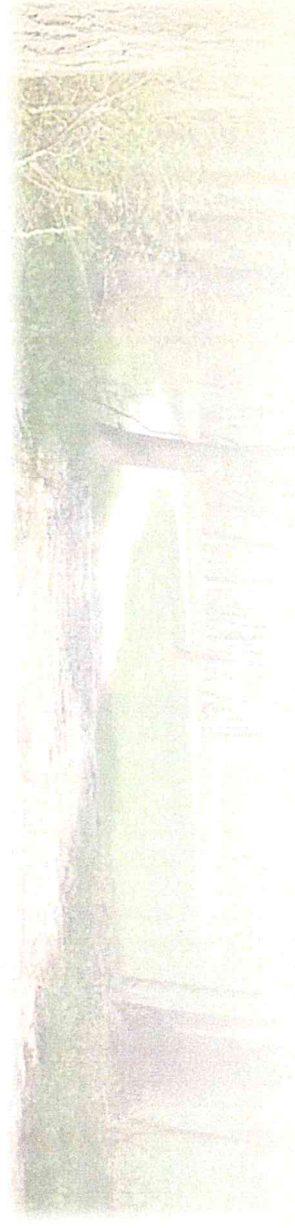
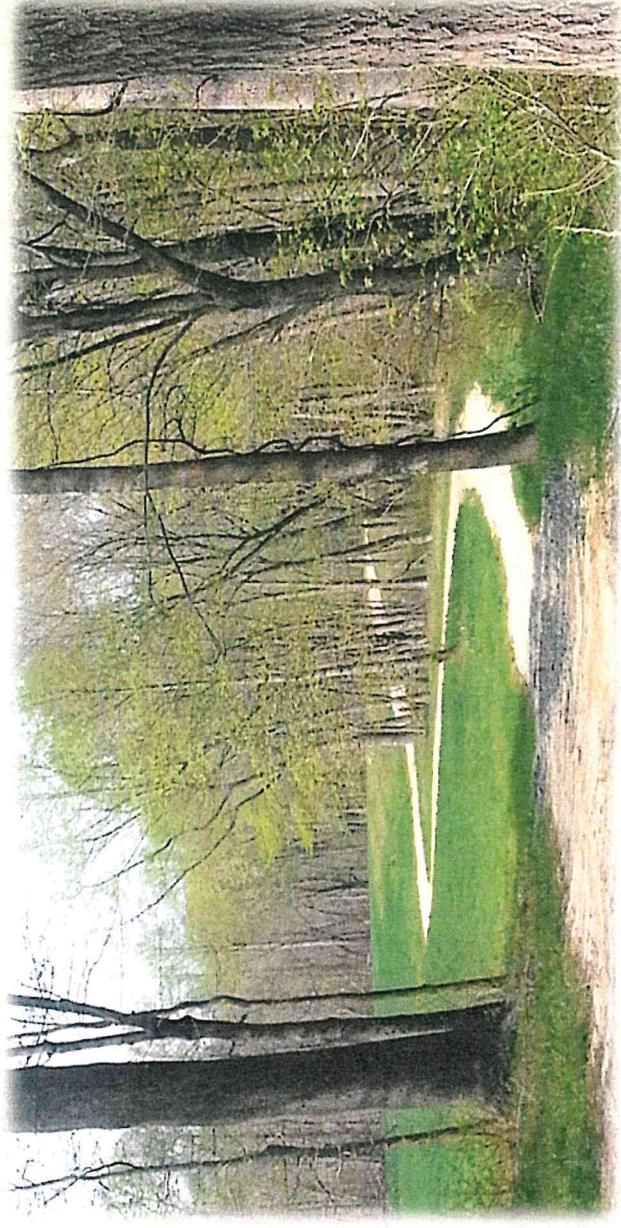


Welcome to Mt Calvert Estates



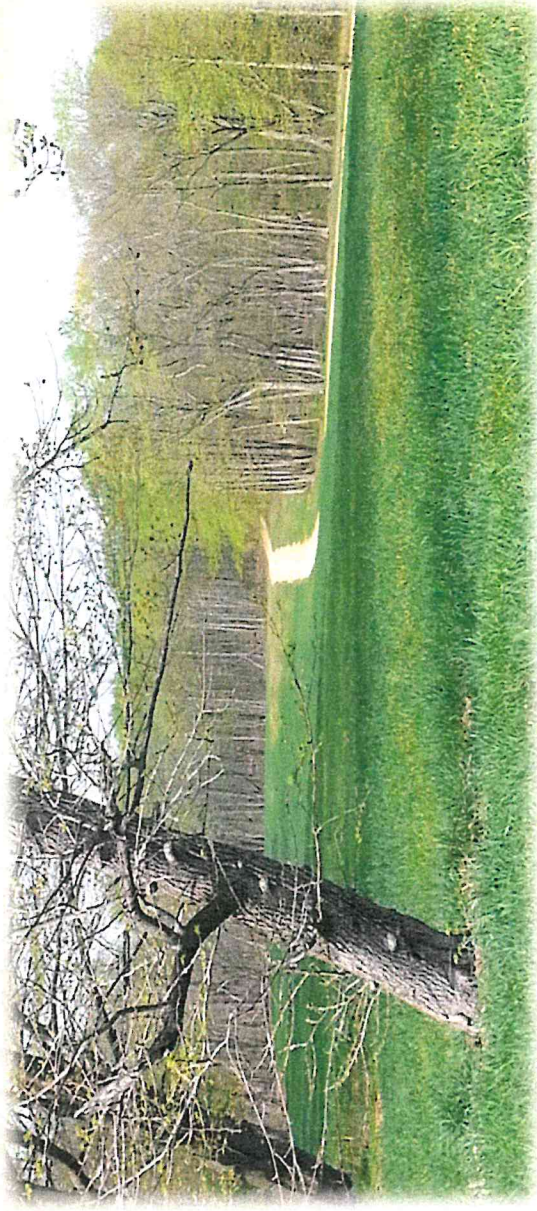
Your Journey Starts Here....

Nestled in the heart of Upper Marlboro...



...far enough away, yet
close enough to town...

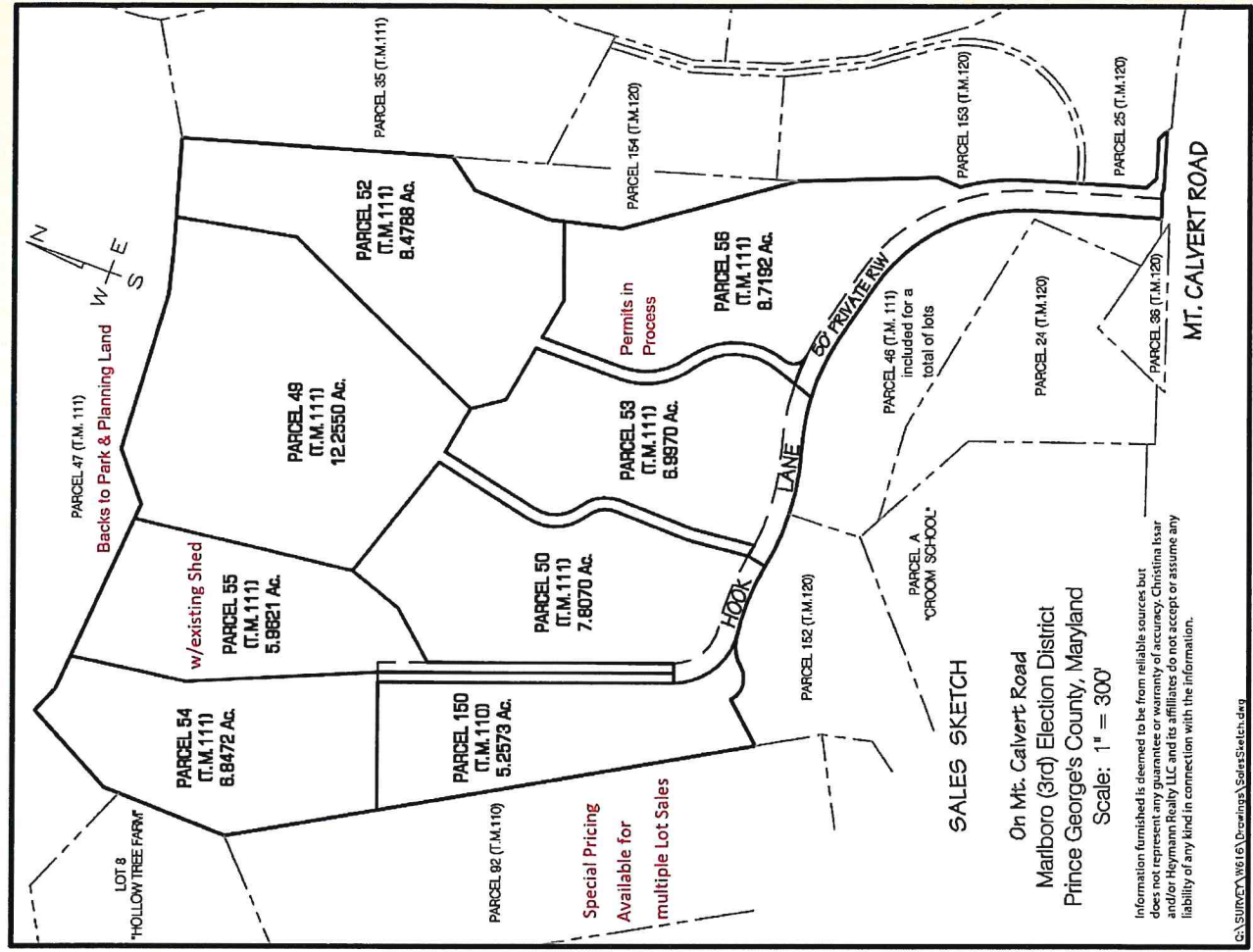
NOT in the MLS



Featuring.....

- ~ 9 Estate Size Lots; approx. 64.7 AC
- ~ Approved Percs
- ~ Approx. 50 AC Cleared
- ~ Picturesque & Pastoral Views

Mt. Calvert Estates Layout



Land Planning, Surveying & Engineering In Place

Mt. Calvert Road Subdivision

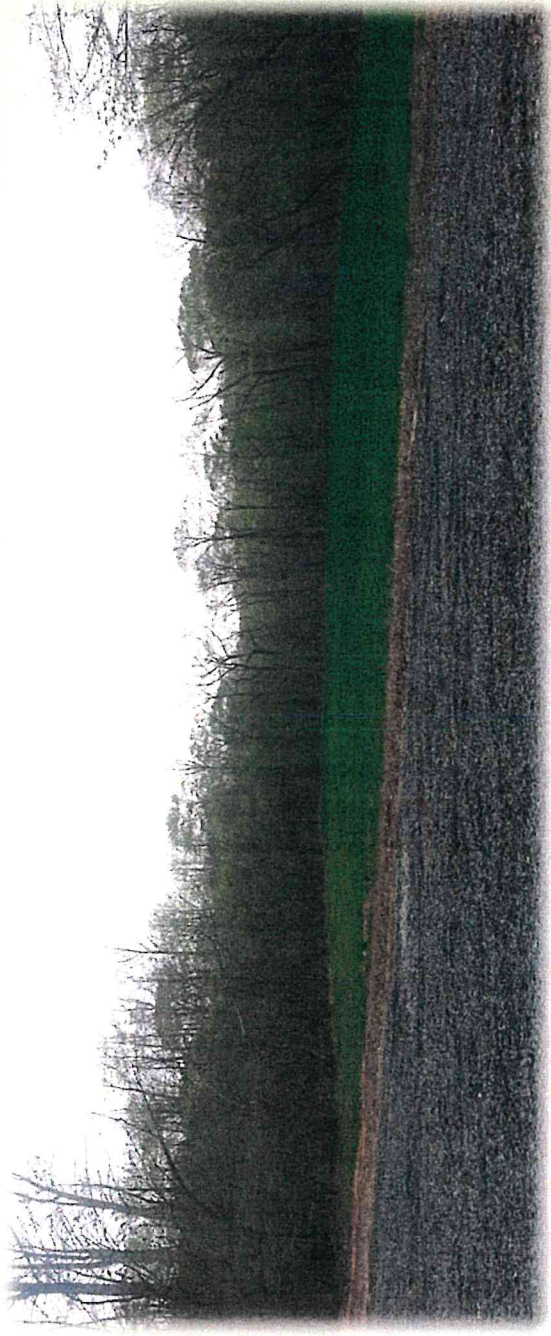
▪ Subdivision Sketch Plan:	YES
▪ MNCPPC Staff Review :	YES
▪ Submit Preliminary Subdivision Plan	YES
▪ Planning Commissions Hearing	YES
▪ Submit Final Subdivision Plan	YES
▪ Planning Commission Approval	YES
▪ Record Plat for & Individual Parcels	YES
▪ Legally Recorded Lots	YES
▪ Individual Tax ID's & Legal Descriptions	YES
○ For ALL 9 Parcels/Lots	YES
▪ Health Department Perc Approvals for	YES
○ ALL 9 Parcels/Lots	YES
▪ Parcels/Lots Ready for Permitting	YES

For informational purposes only. Additional information & Recorded Record Plats available in Prince Georges County Circuit Court, Land Records Division and MNCPPC



- ~ Due to moratorium, limited availability of Estate Size Lots
- ~ Private Crushed Gravel Road in Place
- ~ Parcel 56 close to Building Permit, *transferrable to new Buyer*
- ~ Buyer to Perform own Due Diligence to Satisfaction
- ~ Some Engineering Information available
- ~ Mt Calvert Estates' name used for marketing purposes only.
 - ~ Buyer can opt for a new name or no name at all.

Although all information furnished for sale, rental, financing or otherwise is from sources we deem reliable, such information has not been verified and no express representation is made nor is any implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental, or other conditions prior to sale, lease, financing, or withdrawal without notice. CB3 Realty, and its affiliates is being retained solely as the real estate Broker and not as attorney, tax advisor, lender, appraiser, surveyor, structural engineer, environmental inspector or other professional service provider. Recipient is advised to seek independent, professional advice for these and other such matters.



For More Information

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Office: 301-442-3630

cissar@cb3consulting.com

New Housing: Ever Costlier

The average price of a new home in Prince George's crossed the \$600,000 mark for the first time at the end of 2022.

Now, the First Quarter numbers of 2023 say the trend goes on. Where the average price of a new home – single, town or condo – was \$602,000 at the end of the Fourth Quarter, it ticked up a notch to \$603,151 at the end of March, a new high.

While the average prices of towns and condos are relatively consistent, it appears to be single-family pricing driving the increase.

Caruso Homes' closings at Collingbrook in Bowie had an outsized impact on the average: it settled 11 homes at an average of \$1.3 million in the first three months of the year.

But even without the Collingbrook numbers, singles are generally pricing higher than they were in last year's First Quarter. The combination of low inventory in existing units and fewer new single-family communities has conspired to keep homebuyer options constrained.

The upshot is that a new single-family in Prince George's costs on average \$822,432, up from \$738,126 this time last year.

Townhouse average pricing, meanwhile, is up, but at a much smaller delta, at \$514,478 on average this quarter compared to \$503,739 for the same period last year.

Prince George's 1Q 2023 Settlements

Single-family Communities

Community	Location	Builder	# of 1Q Closings	Avg. Price
Timothy Branch	Brandywine	Ryan Homes	18	\$651,846
Canter Creek	Upper Marlboro	Ryan Homes	13	\$713,347
Tinkers Preserve	Temple Hills	DRB Group	11	\$768,156
Collingbrook	Bowie	Caruso Homes	10	\$1.37 M
Villages of Savannah	Brandywine	Mid-Atlantic Builders	5	\$895,743
Westphalia East	Upper Marlboro	DRB Group	5	\$700,532
Banan Forest	Clinton	Timberlake Homes	3	\$816,438

Townhouse Communities

Community	Location	Builder	# of 1Q Closings	Avg. Price
Patuxent Greens	Laurel	NVR Inc.	24	\$513,526
Amber Ridge	Bowie	Ryan Homes, Caruso	22	\$506,759
Timothy Branch	Brandywine	Ryan Homes	19	\$492,708
Armstrong Village	Upper Marlboro	Ryan Homes	16	\$455,215
Westside	Laurel	Ryan Homes	14	\$512,718
Laurel Overlook	Laurel	DRB Group	13	\$536,065
Marlboro Ridge	Upper Marlboro	Stanley Martin	13	\$536,065
South Lake	Bowie	Mid-Atlantic Builders	13	\$662,628
Westphalia East	Upper Marlboro	Ryan Homes	12	\$477,622
Riverfront	West Hyattsville	Stanley Martin	9	\$540,712

Data is based on deeds recorded in the Land Records at our press time.

We'll review condominium sales in our next issue.