

Brief Economic Facts

CALVERT COUNTY, MARYLAND

Over the past several decades, Calvert County's economy has evolved into a diverse mix of suburban and rural activity. Maryland's smallest county, it spans approximately 213 square miles on a peninsula along the western shore of the Chesapeake Bay and blends modern amenities with its distinctive character. As part of the Washington, D.C. metropolitan area, the County benefits from its proximity to Washington, D.C., Annapolis, and Baltimore, as well as the Patuxent River Naval Air Station (PAX River), which continues to influence local employment and economic activity.

Calvert County's economy compares favorably to other jurisdictions in Maryland and nationwide and is supported by a combination of strong workforce pipeline and regional commuting opportunities. Contributing factors include a strong business climate, job market stability, and defense-related contracting. The County also benefits from a high median household income and ongoing business retention and expansion initiatives that have strengthened existing industries, advanced economic development efforts, and encouraged diversification and long-term resilience.

Community hubs such as Dunkirk, Prince Frederick, Solomons, and Lusby provide access to regional transportation and support



commercial activity. Major employers, including CalvertHealth Medical Center and Calvert Cliffs Clean Energy Center, contribute to a robust \$4.3 billion economic output, with continued growth in healthcare, energy, technology, manufacturing and professional services. Recent redevelopment in Prince Frederick, including Armory Square and the Armory Pavilion, is adding retail, jobs and community space. Calvert maintains a comfortable cost of living, low crime rate, and preservation-focused planning that supports a resilient economy and high quality of life.

LOCATION

Driving distance from Prince Frederick:	Miles	Kilometers
Atlanta, Georgia	619	996
Baltimore, Maryland	59	96
Boston, Massachusetts	453	729
Chicago, Illinois	726	1,169
New York, New York	242	390
Philadelphia, Pennsylvania	154	247
Pittsburgh, Pennsylvania	263	423
Richmond, Virginia	101	162
Washington, DC	42	68

CLIMATE AND GEOGRAPHY¹

Average Annual Snowfall, (Inches)	7.56
Average Annual Precipitation	48.24
Average Summer Temperature (°F)	78.2
Average Winter Temperature 1991-2020 (°F)	39.7
Average Days Below Freezing (32F)	78
Average Hot Days (above 86F)	53
Land Area (square miles)	213.2
Water Area (square miles)	27.09
Elevation Range (ft)	0-168

POPULATION^{2,3}

	Calvert County Households	Calvert County Population	Maryland part of Washington DC metro*	Maryland
2010	30,875	88,737	335,458	5,773,552
2020	32,425	93,072	372,195	6,055,802
2030**	34,900	96,950	407,360	6,254,500

*Calvert, Charles, and St. Mary's counties
**Projections
Selected places population (2020): Chesapeake Ranch Estates 11,503; Chesapeake Beach 6,436; Huntingtown 3,029; Prince Frederick 2,709; Dunkirk 2,175

POPULATION DISTRIBUTION^{2,3} (2024)

Age	Number	Percent
Under 5yrs	5,019	5.3%
5 - 19 yrs	18,814	19.9%
20 - 44 yrs	28,845	30.6%
45 -64 yrs	26,233	27.8%
65 and over	15,402	16.3%
Total	94,313	100.0%
Median Age		40.8

Brief Economic Facts CALVERT COUNTY, MARYLAND

LABOR AVAILABILITY^{3,4,5} (BY PLACE OF RESIDENCE)

Civilian Labor Force (2024 avg.)	County	Labor Mkt. Area*
Total civilian labor force	49,985	200,106
Employment	48,671	194,365
Unemployment	1,314	5,741
Unemployment rate	2.6%	2.9%
Residents commuting outside the county to work (2020-2024)	Number 23,129	Percent 47.8%
Employment in selected occupations (2020-2024)		
Management, business, science and arts	24,357	51.1%
Service	6,617	13.9%
Sales and office	7,898	16.6%
Production, transp. and material moving	3,652	7.7%

*Calvert, Charles, and St. Mary's counties

MAJOR EMPLOYERS^{6,7} (2024-2025)

Employer	Product/Service	Employment
CalvertHealth Medical Center	Medical and Healthcare Services	1,283
Constellation Calvert Cliffs Clean Energy Center	Nuclear Power Generation	660
Giant Food	Grocery Retail	375
Wal-Mart	Consumer Goods	326
Green Tree Health Care	Long-Term Care, Nursing Care & Assisted Living	261
Safeway (Dunkirk & Prince Frederick)	Grocery Retail	231
The Gott Company: Q-Dog Fuel, Fastop, Magic Tunnel Car Wash	Fuel/Convenience Stores/Car Wash	206
Berkshire Hathaway Energy Company: Cove Point LNG	Liquefied Natural Gas Export Facility	205
The Arc of Southern Maryland	Intellectual & Developmental Disability Assistance	201
Rod 'N' Reel Resort	Hospitality, Gaming & Marina	200
Asbury Solomons	Nursing & Residential Care Facility	199
Calvert Internal Medicine Group	Medical and Healthcare Services	171
Harris Teeter	Grocery Retail	137
Calvert County Nursing Center	Nursing & Residential Care Facility	135
Comfort Keepers West Chesapeake	Home Health Care Services	125
Sneade's Ace Home Center	Hardware & Consumer Goods	113
UMCES Chesapeake Biological Laboratory	Environmental & Fisheries Research	113
Traders Seafood Steak & Ale	Full-Service Restaurant	110
Avenues Recovery Center at Prince Frederick	Substance Abuse Treatment Centers	100

Excludes post offices, state and local governments, national retail and national foodservice; includes higher education

EMPLOYMENT⁴ (2024)

Industry	Estab-lishments	Annual Avg. Empl.	Empl. %	Avg. Wkly. Wage
Federal Government	30	423	1.9%	2,549
State Government	9	ND	ND	ND
Local Government	31	ND	ND	ND
Private Sector	1,952	17,699	78.1%	1,124
Natural resources and mining	9	27	0.1%	888
Construction	302	ND	ND	1,509
Manufacturing	44	290	1.3%	1,325
Trade, Transportation, and utilities	330	5,041	22.2%	1,326
Information	26	51	0.2%	1,896
Financial activities	176	577	2.5%	1,583
Professional and business services	409	1,963	8.7%	1,225
Education and health services	252	3,595	15.9%	1,136
Leisure and hospitality	195	3,254	14.3%	500
Other Services	209	1,013	4.5%	810
Total	2,022	22,676	100.0%	1,176

Includes civilian employment only

*ND= Not disclosed - Confidential

HOURLY WAGE RATES⁴ (2024)

Selected Occupations	Median	Entry	Skilled
Accountants and Auditors	\$45.44	\$30.52	\$56.40
Aerospace Engineers	\$68.49	\$46.31	\$78.45
Assemblers and Fabricators	\$22.82	\$17.50	\$27.10
Bookkeeping Clerks	\$25.26	\$19.67	\$29.73
Computer Hardware Engineers	\$59.03	\$41.86	\$70.34
Network Support Specialists	\$39.90	\$25.79	\$56.07
Computer Systems Analysts	\$48.34	\$32.51	\$59.81
Computer User Support Specialists	\$28.69	\$21.61	\$38.02
Customer Service Representatives	\$18.55	\$16.16	\$23.76
Electrical Engineers	\$60.62	\$43.28	\$70.22
Electronics Engineers, not Computer	\$73.72	\$53.56	\$80.49
Industrial Truck Operators	\$24.00	\$19.49	\$27.89
Information Security Analysts	\$62.21	\$41.87	\$78.61
Inspectors, Testers, Sorters	\$37.06	\$20.98	\$43.34
Laborers and Freight, Hand	\$17.41	\$15.97	\$20.72
Machinists	\$29.22	\$22.78	\$36.64
Maintenance Workers, Machinery	\$22.73	\$20.41	\$38.03
Mechanical Engineers	\$59.84	\$43.34	\$69.03
Packers and Packagers, Hand	\$15.05	\$15.00	\$17.94
Secretaries and Admin Assistants	\$23.33	\$17.75	\$29.22
Shipping, Receiving Clerks	\$21.73	\$16.34	\$26.46
Stockers and Order Fillers	\$18.12	\$15.80	\$20.29

Wages are an estimate of what workers might expect to receive in Southern Maryland (Calvert, Charles and St. Mary's counties) and may vary by industry, employer and localit

Brief Economic Facts

CALVERT COUNTY, MARYLAND

SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2020-2024)

High school graduate or higher	94.9%
Bachelor's degree or higher	37.0%

Public Schools

Number: 12 elementary; 6 middle/comb.; 4 high;
1 career/tech

Enrollment: 14,740

Cost per pupil: \$19,215

Students per teacher: 14.8

High school career / tech enrollment: 3,065

High school graduates: 1,200

Nonpublic Schools Number: 10

Higher Education (2025)	Enrollment	Degrees
-------------------------	------------	---------

2-year institution

College of Southern Maryland	5,179	2,634
------------------------------	-------	-------

TAX RATES⁹

	Calvert County	Maryland
Corporate Income Tax (2025)	none	8.25%

Base – federal taxable income

Personal Income Tax (2025)	3.00%	2.0-6.5%
----------------------------	-------	----------

Base – federal adjusted gross income

*Graduated rate peaking at 6.5% on taxable income over \$1,300,000

Sales & Use Tax (2025)	none	6.0%
------------------------	------	------

Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale

Real Property Tax (2025)	\$0.9670	\$0.1120
--------------------------	----------	----------

Effective rate per \$100 of assessed value

In an incorporated area, the county rate will vary and a municipal rate will also apply

Business Personal Prop. Tax (2025)	\$2.23	none
------------------------------------	--------	------

Rate per \$100 of depreciated value

Exempt – manufacturing and R&D machinery, equipment, materials and supplies; manufacturing, R&D and warehousing inventory In an incorporated area, a municipal rate may also apply; municipal exemptions may be available

Major Tax Credits Available

Enterprise Zone, Job Creation, More Jobs for Marylanders, R&D, New Jobs, Biotechnology and Cybersecurity Investment, A&E District

INCOME³ (2020-2024)

Distribution	Percent Households		
	Calvert Co.	Maryland	U.S.
Under \$25,000	6.2	11.1	14.7
\$25,000 - \$49,999	7.5	12.4	16.7
\$50,000 - \$74,999	9.1	12.8	15.5
\$75,000 - \$99,999	11.5	11.9	12.6
\$100,000 - \$149,999	21.9	18.9	17.5
\$150,000 - \$199,999	17.3	12.5	9.6
\$200,000 and over	26.4	20.3	13.4
Median household	\$133,922	\$103,678	\$80,734
Average household	\$158,598	\$136,642	\$113,530
Per Capita	\$79,588	\$79,259	\$73,204
Total income (millions)	\$5,307	\$322,875	\$14,671,198

HOUSING^{3,10}

Occupied Units (2020-2024) 33,465 (87.2% owner occupied)

Housing Transactions (2025)

Units Sold	1,147
Median Selling Price	\$489,500

*All multiple listed properties excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁶

Calvert County offers a variety of industrial parks including:
Calvert County Industrial Park - 226 acres located five miles southwest of Prince Frederick.

Calvert-Arundel Business Park - 20 acres located near Chesapeake Beach.

North Calvert Industrial Park - 30 acres located near Owings.

Dunkirk Business Center - 15 acres located near Dunkirk.

Patuxent Business Park (PBP)- Southern Maryland's premier Class-A business campus for research, technology, and light manufacturing. Located just 10 miles from Naval Air Station Patuxent River and 16 miles from Prince Frederick, it features 41 acres of ready-to-develop sites, top-tier infrastructure, and a skilled workforce. With convenient access via MD Routes 4 and 765, it is only a 45-minute drive to Washington, D.C. and Baltimore.

Market Profile Data (2025)	Low	High	Average
Land – cost per acre			
Industrial	\$87,374	\$1,536,764	\$606,673
Office	\$600,877	\$1,250,000	\$924,223
Rental Rates – per square foot			
Warehouse / Industrial	\$11.00	\$16.00	\$13.50
Flex / R&D / Technology	\$9.00	\$24.00	\$16.50
Class A Office	\$10.50	\$23.00	\$16.75

Brief Economic Facts CALVERT COUNTY, MARYLAND

TRANSPORTATION

Highways: MD Rt. 2 connects with U.S. 50/301, and MD Rt. 4 connects with U.S. 301 and the Capital Beltway (I-495); the Thomas Johnson Bridge over the Patuxent River connects MD Rts. 2/4 in the southern part of the county with MD Rts. 5/235 in St. Mary's County, while MD 231 and the Benedict Bridge provide an additional connection between Calvert and Charles County

Rail: Closest rail depot (CSXT) is in adjacent Prince George's County at Upper Marlboro

Truck: Nearly 60 local and long-distance trucking establishments are located in Southern Maryland

Water: Served by the Port of Baltimore, 50' channel; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility (64 miles from Prince Frederick)

Air: Served by Baltimore/Washington International Thurgood Marshall Airport (BWI), Dulles International Airport, Reagan Washington National Airport, and St. Mary's Regional Airport (4150' runway)

RECREATION AND CULTURE

Calvert County is best known for its attractive location on the Chesapeake Bay and Patuxent River

Parks and Recreation: Calvert County Parks & Recreation supports and maintains 19 parks, 6 community centers, 9 special use facilities and 22 school recreation locations totaling 2,293.53 acres. This includes a variety of amenities; recreational opportunities for boating, sailing, charter boat fishing, swimming, crabbing, canoeing, kayaking, biking, camping, bird watching, fossil hunting and golf.

Cultural: The Arts Council of Calvert County promotes outdoor theme concerts, theatrical productions, art shows and crafts and antique festivals throughout the year.

Archaeological/Ecological Attractions: Flag Ponds Nature Park, Calvert Cliffs State Park, Jefferson Patterson Park & Museum, American Chestnut Land Trust, Chesapeake Beach Railway Trail, Kings Landing Park, Ward Farm Recreation & Nature Park, Battle Creek Cypress Swamp, Wetlands Overlook Park and Biscoe Gray Heritage Farm.

Other Attractions: Breezy Point Beach and Campground, Chesapeake Beach Railway Museum, Calvert Marine Museum, Drum Point Lighthouse, Cove Point Lighthouse, J.C. Lore & Sons Oyster House, "Wm. B. Tennison," "The Dee" skipjack, Annmarie Sculpture Garden & Arts Center, One-Room Schoolhouse, Bayside History Museum, Edward T. Hall Aquatic Center, Old Wallville School, North Beach Boardwalk and Chesapeake Hills Golf Course.

Special Events: Celtic Festival & Highland Gathering, Calvert County Fair, Calvert County Jousting Tournament, Artsfest, Patuxent River Appreciation Days, Taste the Beaches, Juneteenth Community Day, Solomons Maritime Festival, Calvert County Watermen's Festival, Solomons Christmas Walk & Lighted Boat Parade, Home for the Holidays, End Hunger Dragon Boat Festival, Solomons Island Dragon Boat Festival, Screwpile Lighthouse Challenge, Polar Bear Plunge, Lower Marlboro Freedom Day, Garden in Lights and the Fairy & Gnome Festival.

UTILITIES

Electricity: Baltimore Gas and Electric and Southern Maryland Electric Cooperative; based on address serviceability

Gas: Washington Gas provides natural gas; customers may choose their gas supplier

Water and Sewer: County systems in Prince Frederick, Solomons, St. Leonard, Chesapeake Beach, North Beach, Calvert County Industrial Park and the Patuxent Business Park (PBP)

Telecommunications: Local Carrier - Verizon Maryland offers cable internet, ISDN digital switching and fiber optic services. Comcast and numerous additional providers also offer services on proprietary or leased infrastructure

GOVERNMENT

County Seat: Prince Frederick

Government: Five commissioners elected for four-year terms; commissioner form of government limits county legislative power to areas authorized by the General Assembly

Todd Ireland, President, Board of County Commissioners
410.535.1600, ext. 2214

Linda Turner, County Administrator 410.535.1600, ext. 2200

Website: www.calvertcountymd.gov

Bond Rating: AAA (S&P); Aaa (Moody's); AAA (Fitch)

Calvert County Department of Economic Development

Julie Oberg, Director

150 Main Street, Suite 226

Prince Frederick, Maryland 20678

Telephone: 410.535.4583

Email: info@choosecalvert.com

www.choosecalvert.com

Sources:

1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey

2 American Community Survey

3 U.S. Bureau of the Census

4 Maryland Department of Labor; Office of Workforce Information and Performance

5 U.S. Bureau of Labor Statistics

6 Calvert County Department of Economic Development

7 Maryland Department of Commerce

8 Maryland State Department of Education; Maryland Higher Education Commission

9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury

10 Maryland Association of Realtors

11 Maryland State Archives; Maryland Association of Counties