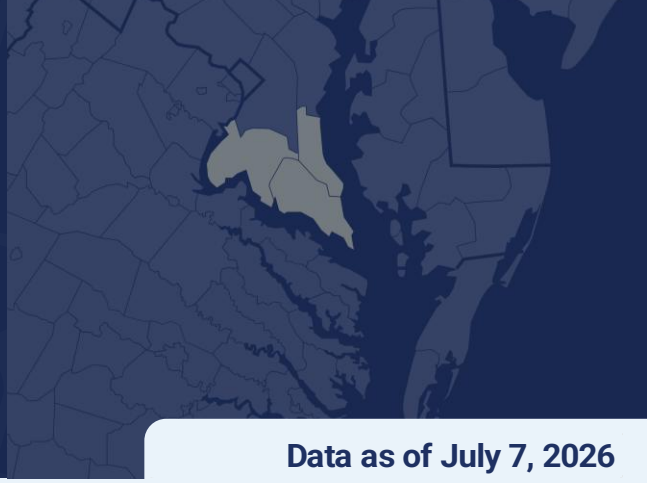
Southern Maryland

June 2026 Housing Market Report

Prepared by Bright Research



Data as of July 7, 2026

Key Market Statistics	Jun 2026	Jun 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	565	454	+24.4%	2,482	2,310	+7.4%
Median Sold Price	$475,000	$472,000	+0.6%	$450,000	$445,000	+1.1%
Median Days on Market	15 days	13 days	+2 days	22 days	16 days	+6 days
New Pending Sales	481	509	-5.5%	2,779	2,589	+7.3%
New Listings	566	566	+0.0%	3,672	3,498	+5.0%
Active Listings	1,147	975	+17.6%	1,147	975	+17.6%
Months of Supply	2.74	2.42	+0.32 mos.	2.74	2.42	+0.32 mos.
Showings	8,066	7,964	+1.3%	47,294	44,747	+5.7%

Housing Market Trends

Late spring home sales surge in Southern Maryland. There were 565 closed sales in June across Southern Maryland which was 24.4% more than a year ago. Sales were up strongly in all local markets in the region. Year-to-date sales are tracking 7.4% above last year's level as market conditions stabilize in the region.

The median price in June was $475,000, a modest 0.6% gain from a year ago but a new record high for the region. Homes are taking slightly longer to sell, but the median days on market of 15 is still a much quicker pace than before the pandemic.

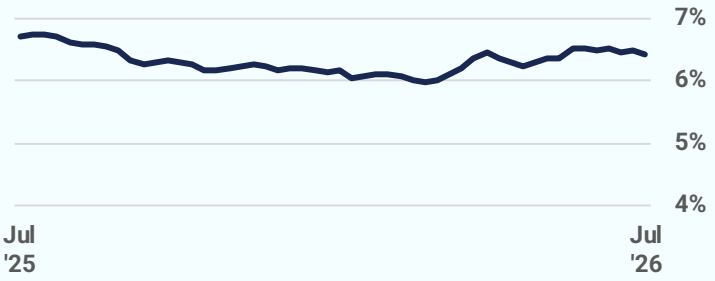
More inventory had enticed buyers into the market, even with the headwinds of higher rates. Listing activity faltered in June, however, with a total of 566 new listings coming onto the market, unchanged from a year ago.

Market activity may be easing as we head into summer. There were 481 new pending sales last month, which was down 5.5% year-over-year.

Market Outlook

The Southern Maryland housing market has been resilient in the first half of the year, with sales activity outpacing last year's tepid levels. Affordability and uncertainty will continue to be the biggest constraints on market activity, which is expected to cool somewhat in the second half of the year.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

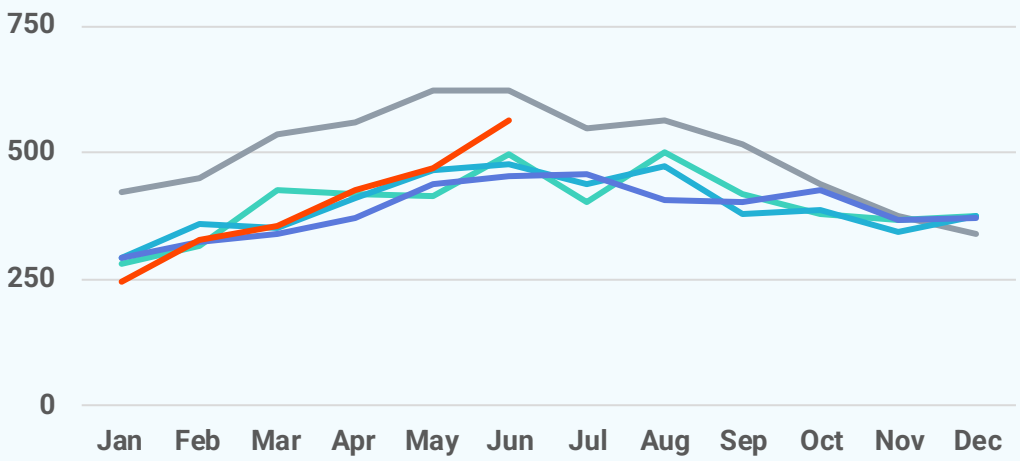
Closed Sales

2026 2025 2024 2023 2022

565
June 2026

+24.4%
Jun '26 vs. Jun '25
(Jun '25: 454)

+21.0%
Jun '26 vs. May '26
(May '26: 467)



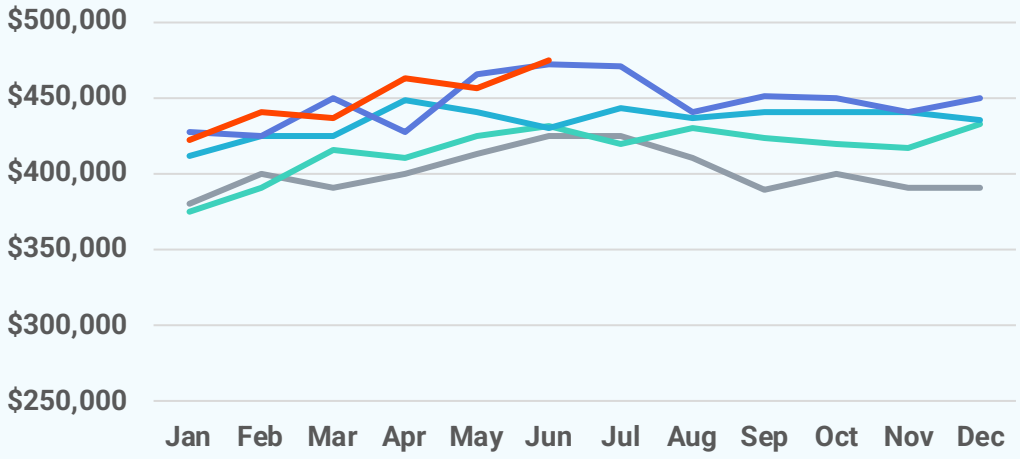
Median Sold Price

2026 2025 2024 2023 2022

$475,000
June 2026

+0.6%
Jun '26 vs. Jun '25
(Jun '25: $472,000)

+4.2%
Jun '26 vs. May '26
(May '26: $456,000)



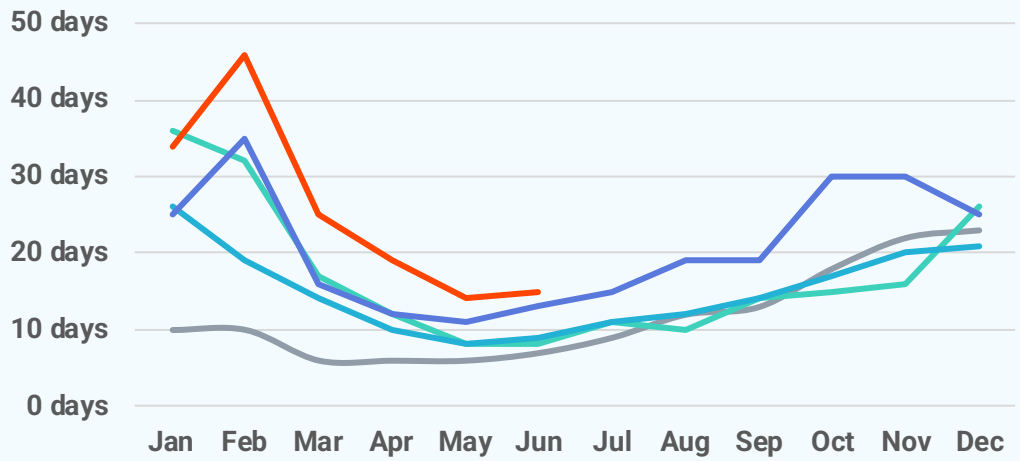
Median Days on Market

2026 2025 2024 2023 2022

15 days
June 2026

+2 days
Jun '26 vs. Jun '25
(Jun '25: 13 days)

+1 day
Jun '26 vs. May '26
(May '26: 14 days)



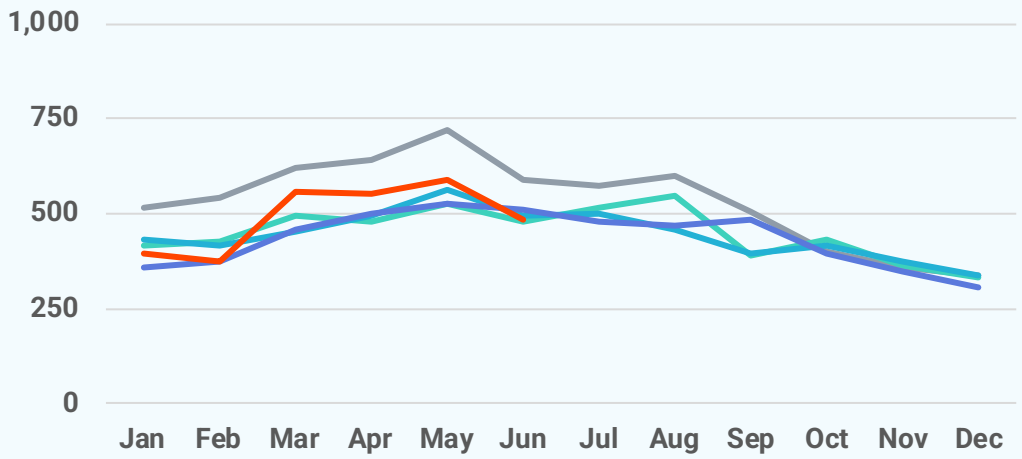
New Pending Sales

2026 2025 2024 2023 2022

481
June 2026

-5.5%
Jun '26 vs. Jun '25
(Jun '25: 509)

-17.9%
Jun '26 vs. May '26
(May '26: 586)



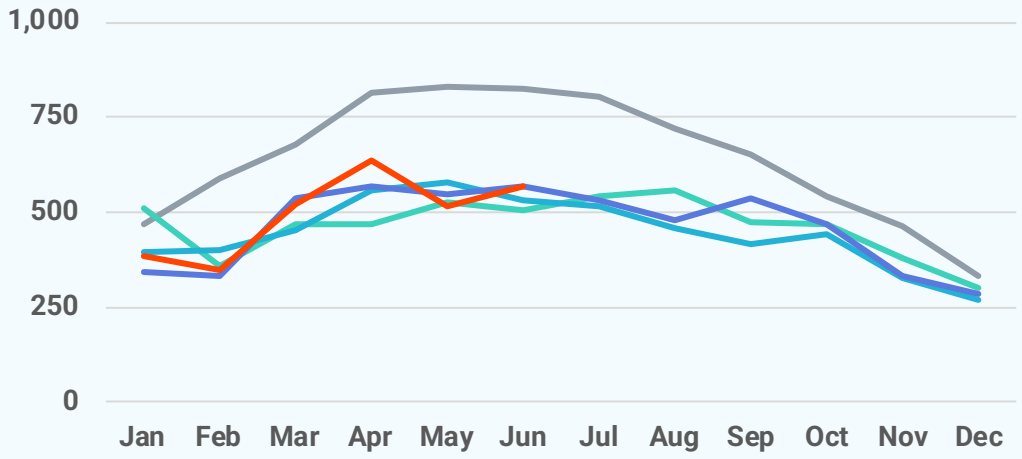
New Listings

2026 2025 2024 2023 2022

566
June 2026

+0.0%
Jun '26 vs. Jun '25
(Jun '25: 566)

+9.9%
Jun '26 vs. May '26
(May '26: 515)



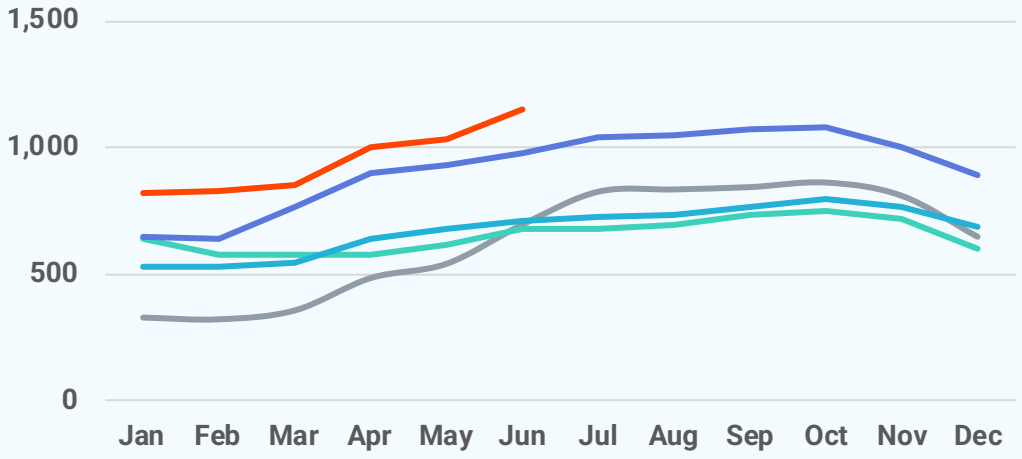
Active Listings

2026 2025 2024 2023 2022

1,147
June 2026

+17.6%
Jun '26 vs. Jun '25
(Jun '25: 975)

+11.3%
Jun '26 vs. May '26
(May '26: 1,031)



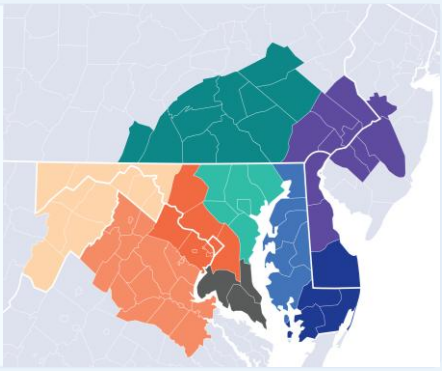
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Southern MD	565	+24.4%	$475,000	+0.6%	15 days	+2 days
Calvert County, MD	155	+21.1%	$499,900	-8.3%	14 days	+5 days
Charles County, MD	249	+25.8%	$450,000	-1.0%	23 days	+3 days
Saint Mary's County, MD	161	+25.8%	$489,000	+9.3%	9 days	+0 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Southern MD	481	-5.5%	566	+0.0%	8,066	+1.3%
Calvert County, MD	132	-2.2%	151	+7.1%	2,137	+3.0%
Charles County, MD	216	-7.7%	277	+0.4%	4,218	+9.0%
Saint Mary's County, MD	133	-5.0%	138	-7.4%	1,711	-15.3%

Local Markets	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Southern MD	1,147	+17.6%	2.74	+0.32 months
Calvert County, MD	297	+41.4%	2.91	+0.75 months
Charles County, MD	628	+19.2%	3.11	+0.43 months
Saint Mary's County, MD	222	-6.7%	1.96	-0.24 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro Area
- Central Pennsylvania
- Baltimore Metro Area
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro Area
- Del/Mar Coastal



About Bright MLS

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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

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Southern Maryland

June 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2026

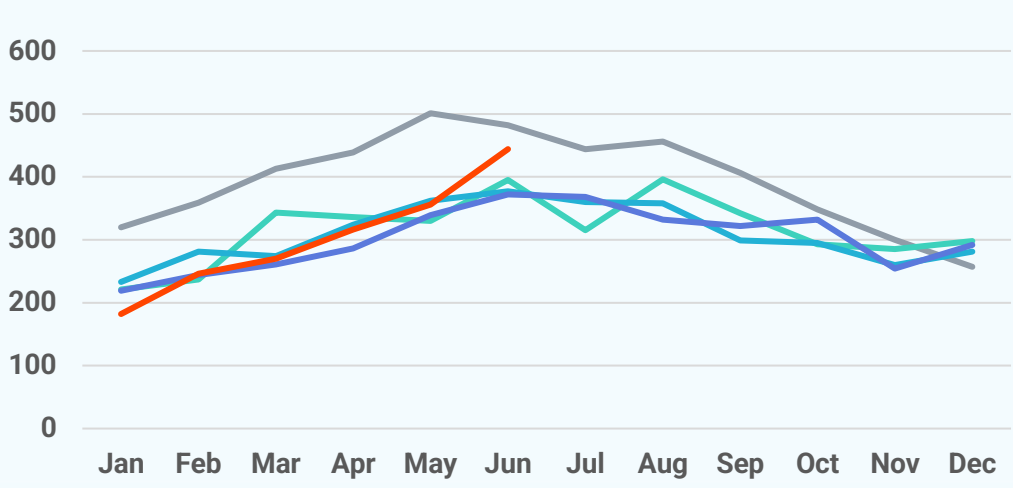
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	444	372	+19.4%
Median Sold Price	$518,500	$503,795	+2.9%
Median Days on Market	14 days	13 days	+1 day
New Pending Sales	389	409	-4.9%
New Listings	429	472	-9.1%
Active Listings	879	810	+8.5%
Months of Supply	2.75	2.62	+0.13 mos.

Closed Sales

444
June 2026

+19.4%
Jun '26 vs. Jun '25
(Jun '25: 372)

+24.7%
Jun '26 vs. May '26
(May '26: 356)



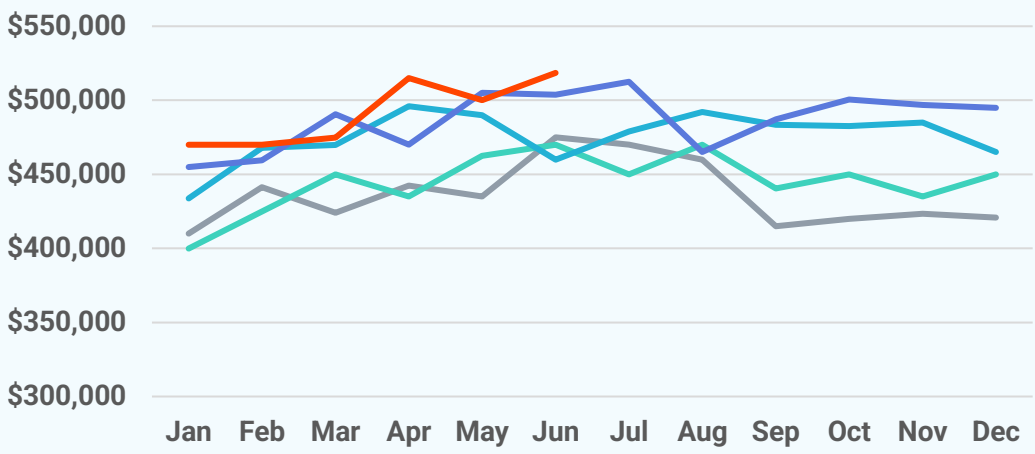
Median Sold Price

2026 2025 2024 2023 2022

$518,500
June 2026

+2.9%
Jun '26 vs. Jun '25
(Jun '25: $503,795)

+3.7%
Jun '26 vs. May '26
(May '26: $500,000)



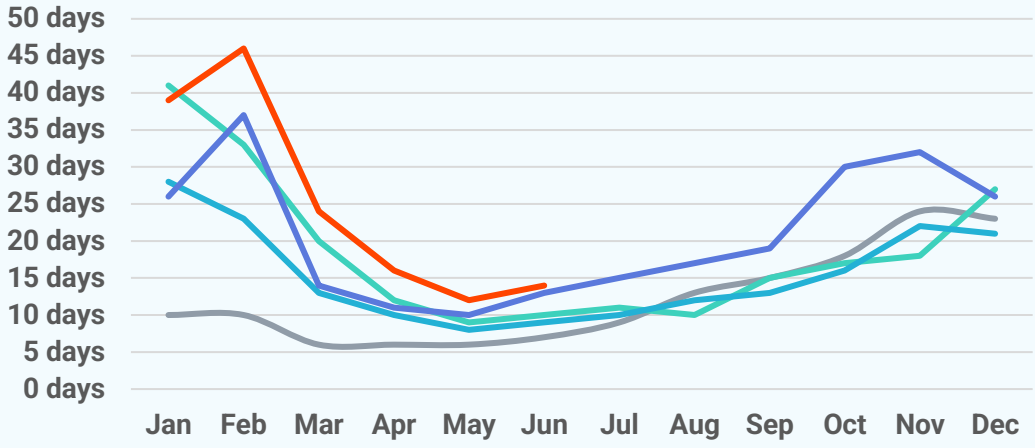
Median Days on Market

2026 2025 2024 2023 2022

14 days
June 2026

+1 day
Jun '26 vs. Jun '25
(Jun '25: 13 days)

+2 days
Jun '26 vs. May '26
(May '26: 12 days)



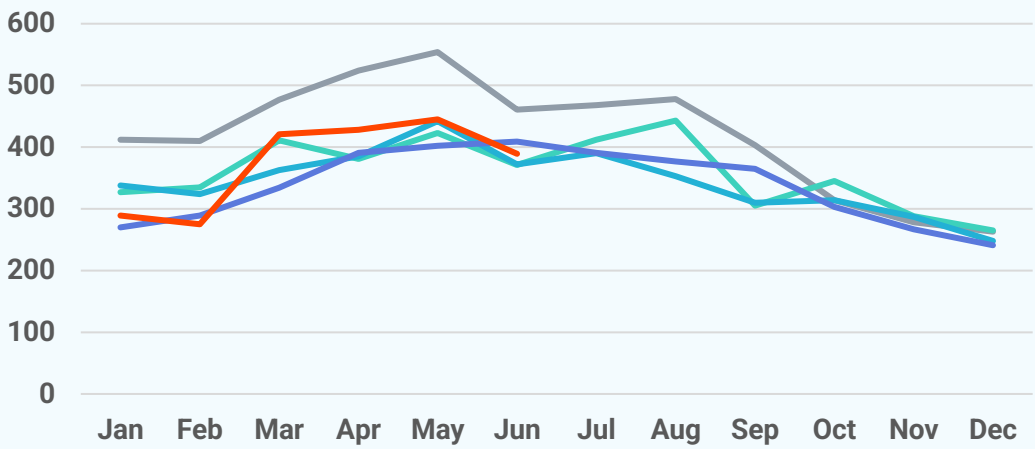
New Pending Sales

2026 2025 2024 2023 2022

389
June 2026

-4.9%
Jun '26 vs. Jun '25
(Jun '25: 409)

-12.6%
Jun '26 vs. May '26
(May '26: 445)



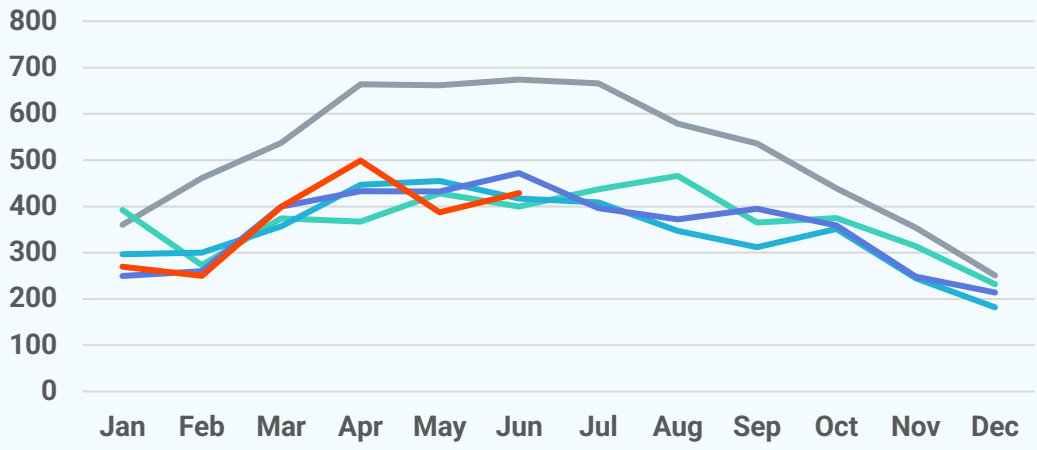
New Listings

2026 2025 2024 2023 2022

429
June 2026

-9.1%
Jun '26 vs. Jun '25
(Jun '25: 472)

+10.9%
Jun '26 vs. May '26
(May '26: 387)



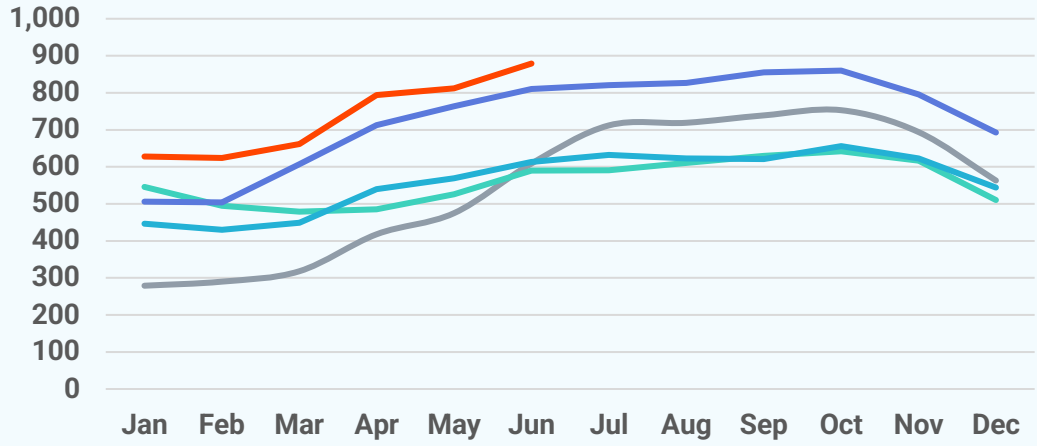
Active Listings

2026 2025 2024 2023 2022

879
June 2026

+8.5%
Jun '26 vs. Jun '25
(Jun '25: 810)

+8.3%
Jun '26 vs. May '26
(May '26: 812)



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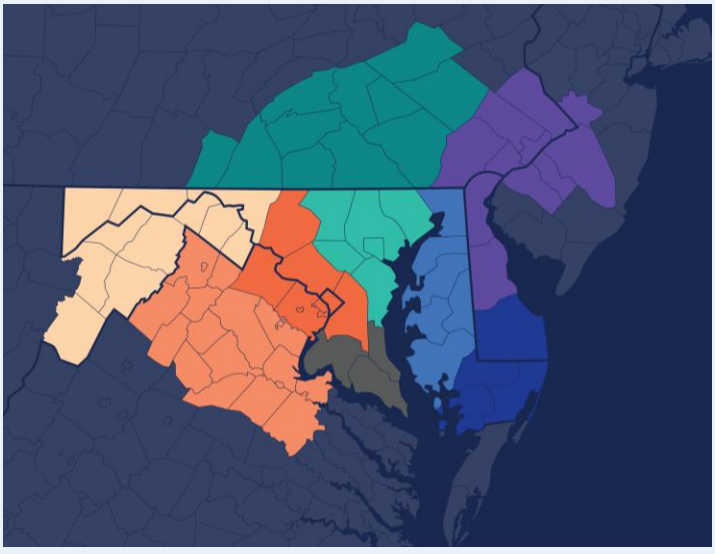


Southern Maryland

June 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2026

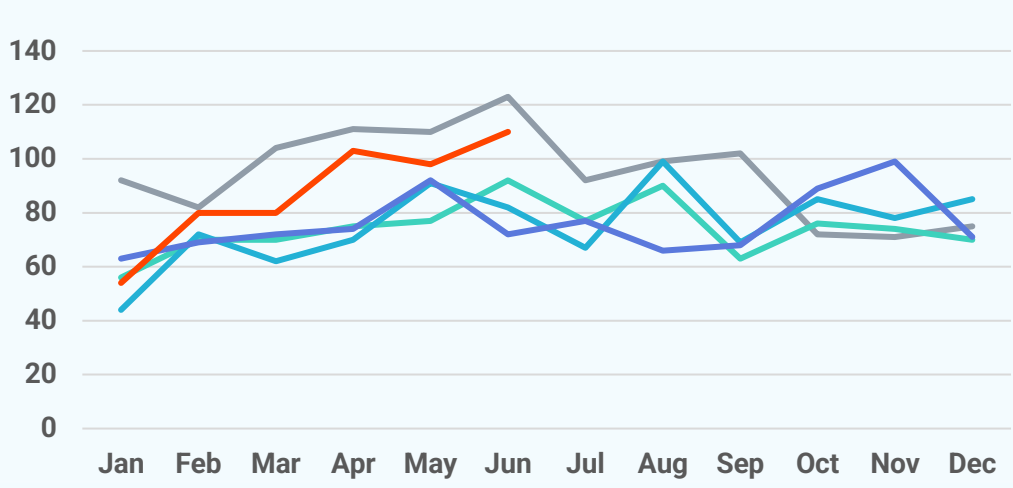
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	110	72	+52.8%
Median Sold Price	$396,995	$365,000	+8.8%
Median Days on Market	22 days	14 days	+8 days
New Pending Sales	80	87	-8.0%
New Listings	118	83	+42.2%
Active Listings	249	138	+80.4%
Months of Supply	2.80	1.64	+1.16 mos.

Closed Sales

110
June 2026

+52.8%
Jun '26 vs. Jun '25
(Jun '25: 72)

+12.2%
Jun '26 vs. May '26
(May '26: 98)



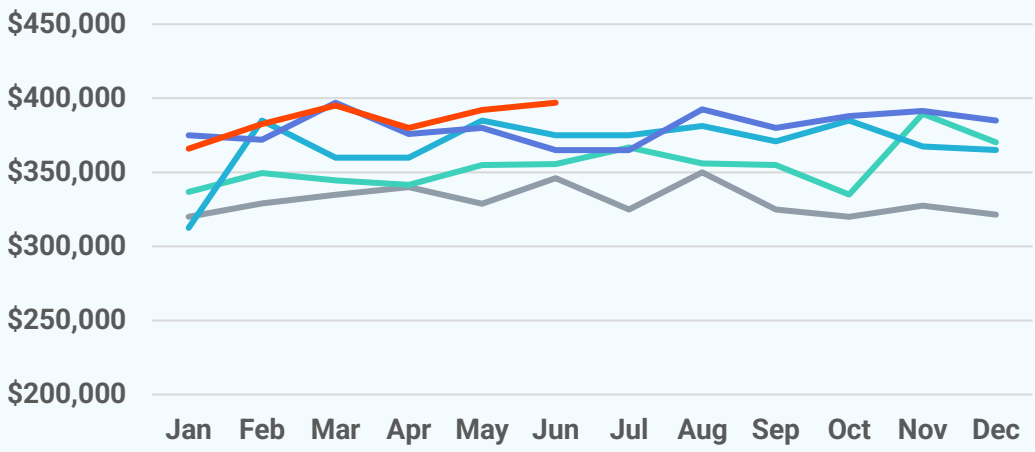
Median Sold Price

2026 2025 2024 2023 2022

$396,995
June 2026

+8.8%
Jun '26 vs. Jun '25
(Jun '25: $365,000)

+1.3%
Jun '26 vs. May '26
(May '26: $392,000)



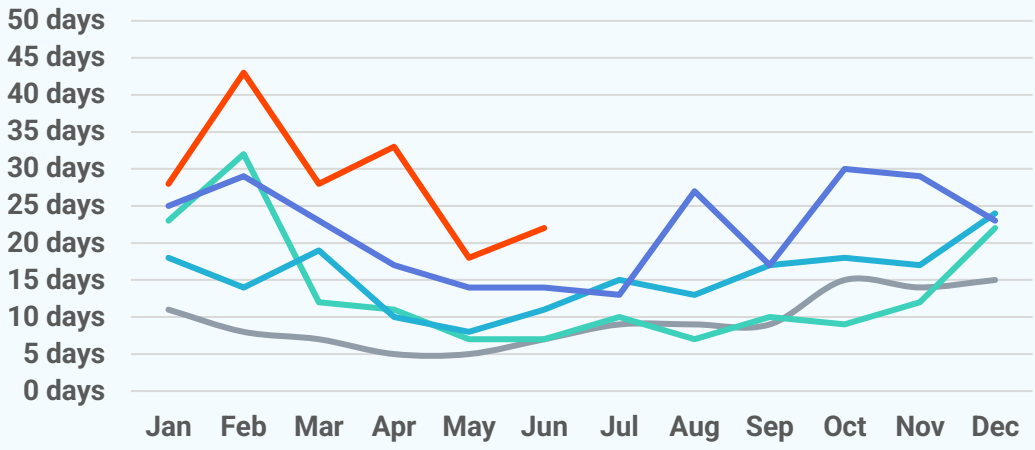
Median Days on Market

2026 2025 2024 2023 2022

22 days
June 2026

+8 days
Jun '26 vs. Jun '25
(Jun '25: 14 days)

+4 days
Jun '26 vs. May '26
(May '26: 18 days)



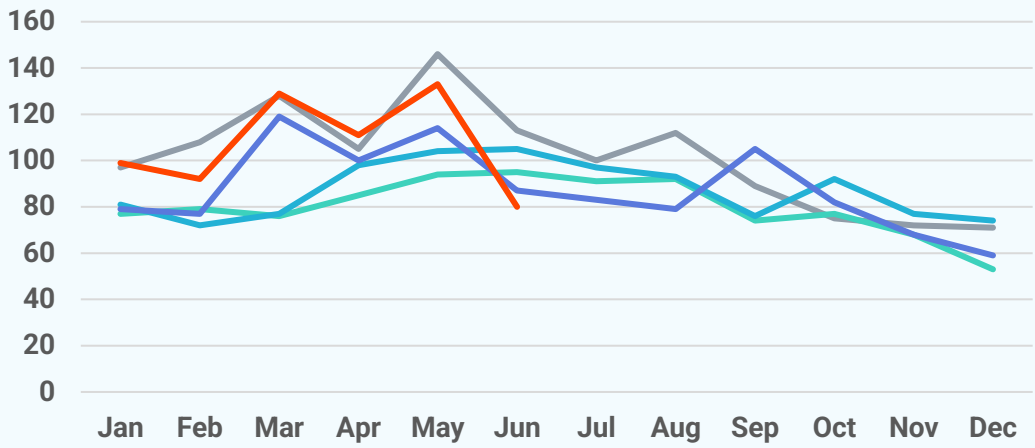
New Pending Sales

2026 2025 2024 2023 2022

80
June 2026

-8.0%
Jun '26 vs. Jun '25
(Jun '25: 87)

-39.8%
Jun '26 vs. May '26
(May '26: 133)



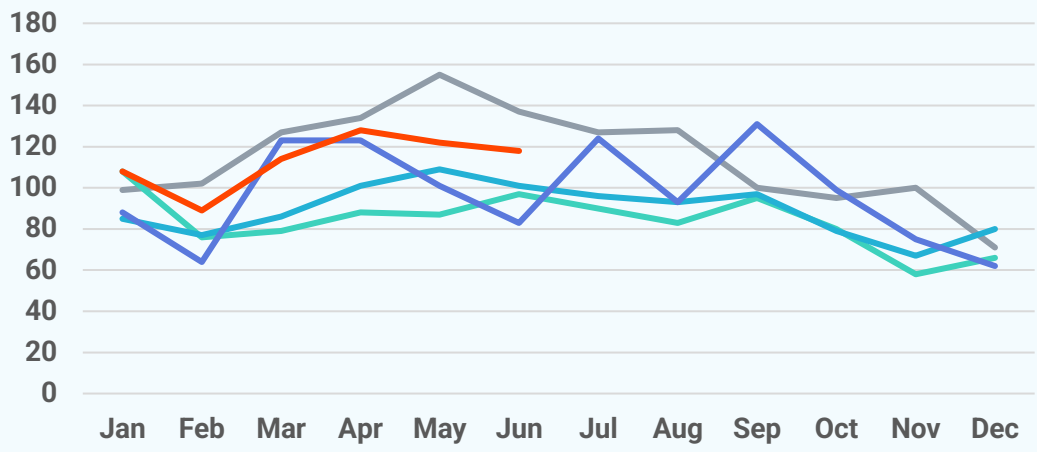
New Listings

2026 2025 2024 2023 2022

118
June 2026

+42.2%
Jun '26 vs. Jun '25
(Jun '25: 83)

-3.3%
Jun '26 vs. May '26
(May '26: 122)



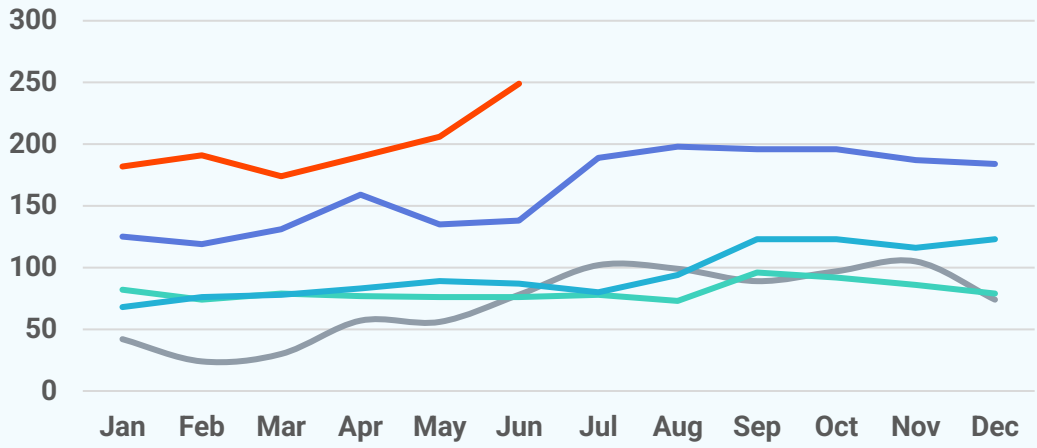
Active Listings

2026 2025 2024 2023 2022

249
June 2026

+80.4%
Jun '26 vs. Jun '25
(Jun '25: 138)

+20.9%
Jun '26 vs. May '26
(May '26: 206)



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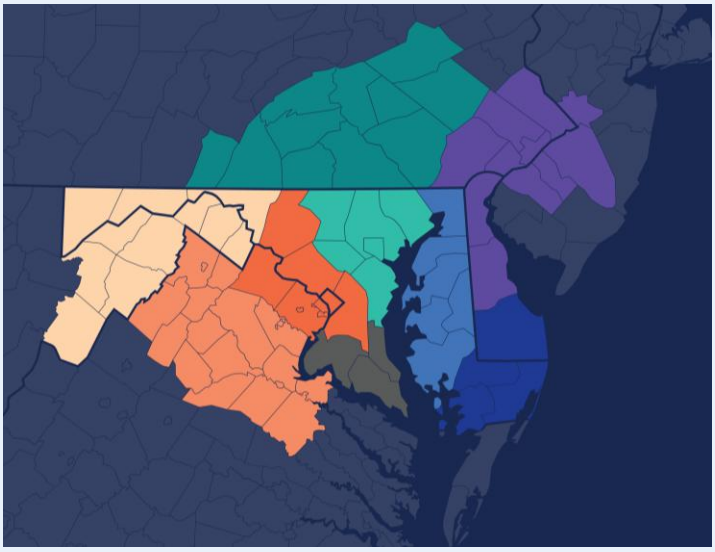


Southern Maryland

June 2026 Condos Report

Prepared by Bright Research

Data as of July 7, 2026

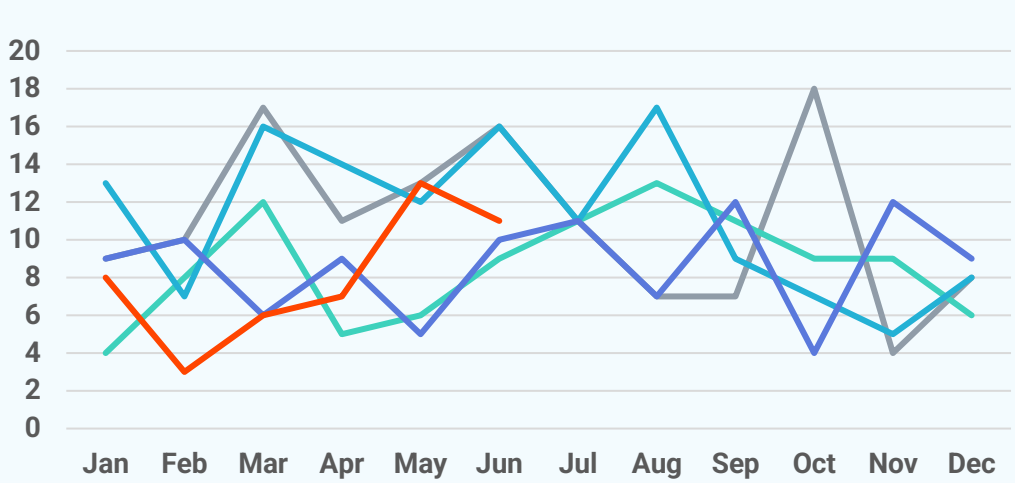
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	11	10	+10.0%
Median Sold Price	$300,000	$322,500	-7.0%
Median Days on Market	16 days	31 days	-15 days
New Pending Sales	12	12	+0.0%
New Listings	19	10	+90.0%
Active Listings	19	27	-29.6%
Months of Supply	2.11	3.00	-0.89 mos.

Closed Sales

11
June 2026

+10.0%
Jun '26 vs. Jun '25
(Jun '25: 10)

-15.4%
Jun '26 vs. May '26
(May '26: 13)



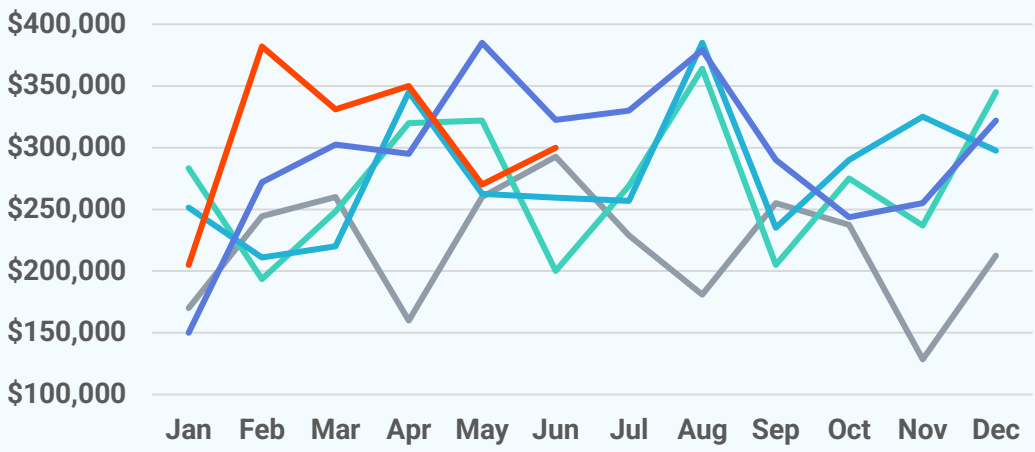
Median Sold Price

2026 2025 2024 2023 2022

$300,000
June 2026

-7.0%
Jun '26 vs. Jun '25
(Jun '25: $322,500)

+11.1%
Jun '26 vs. May '26
(May '26: $270,000)



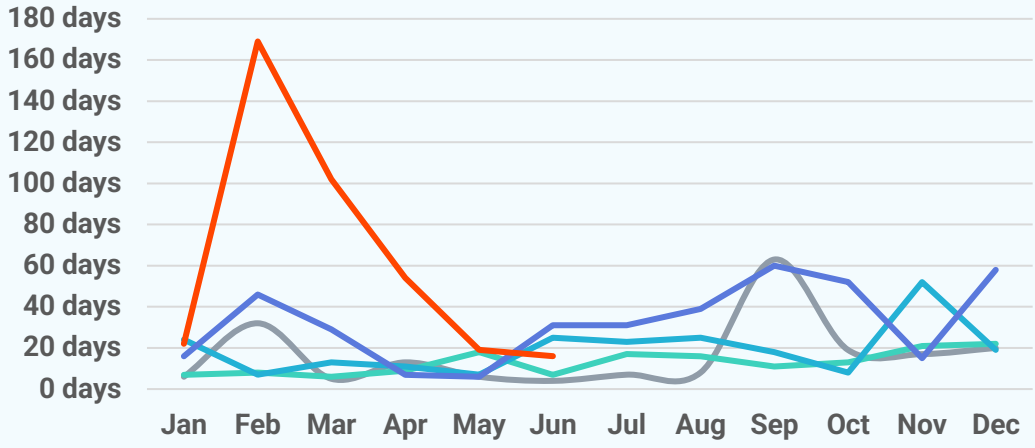
Median Days on Market

2026 2025 2024 2023 2022

16 days
June 2026

-15 days
Jun '26 vs. Jun '25
(Jun '25: 31 days)

-3 days
Jun '26 vs. May '26
(May '26: 19 days)



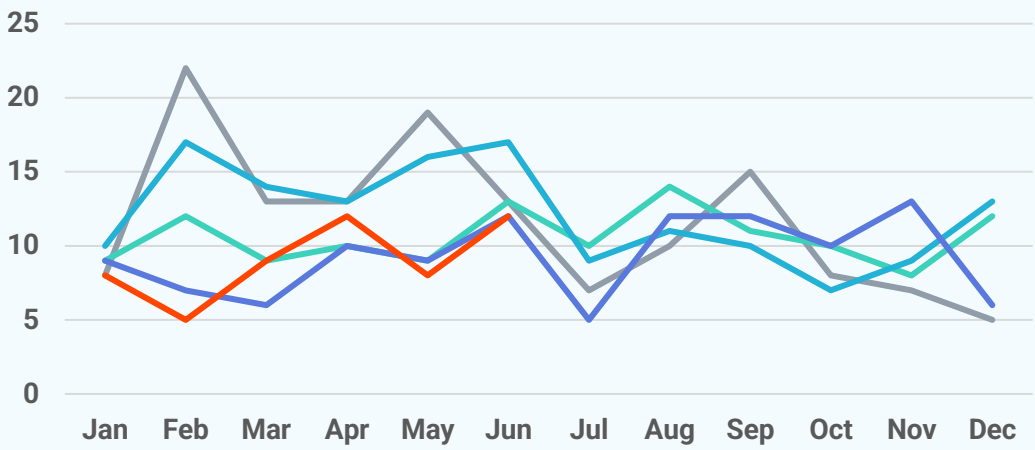
New Pending Sales

2026 2025 2024 2023 2022

12
June 2026

+0.0%
Jun '26 vs. Jun '25
(Jun '25: 12)

+50.0%
Jun '26 vs. May '26
(May '26: 8)



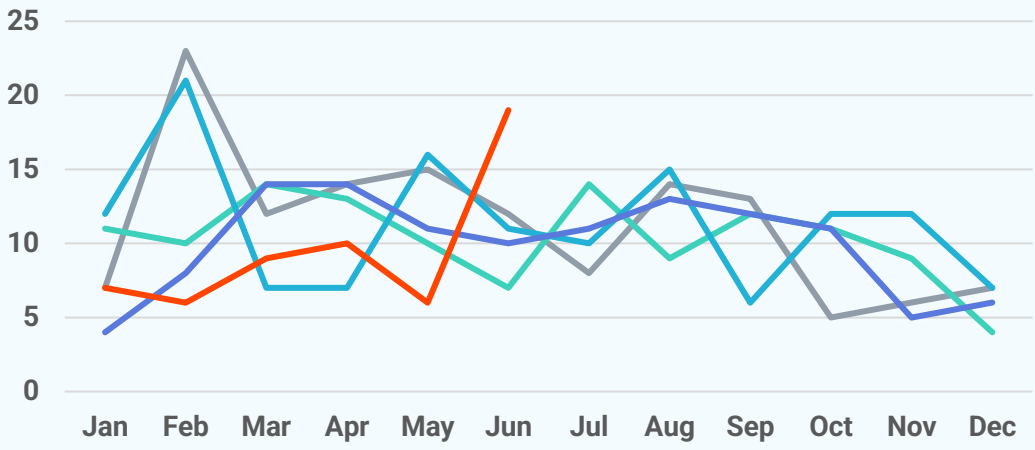
New Listings

2026 2025 2024 2023 2022

19
June 2026

+90.0%
Jun '26 vs. Jun '25
(Jun '25: 10)

+216.7%
Jun '26 vs. May '26
(May '26: 6)



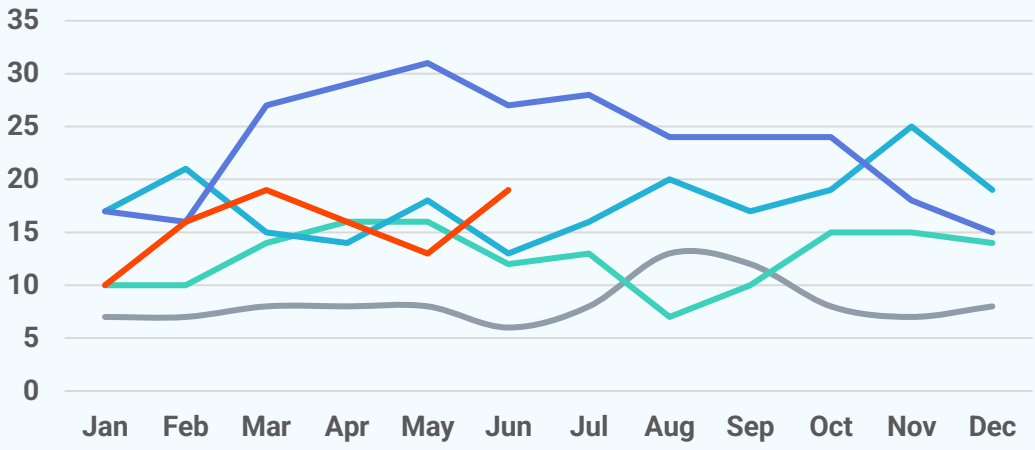
Active Listings

2026 2025 2024 2023 2022

19
June 2026

-29.6%
Jun '26 vs. Jun '25
(Jun '25: 27)

+46.2%
Jun '26 vs. May '26
(May '26: 13)



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