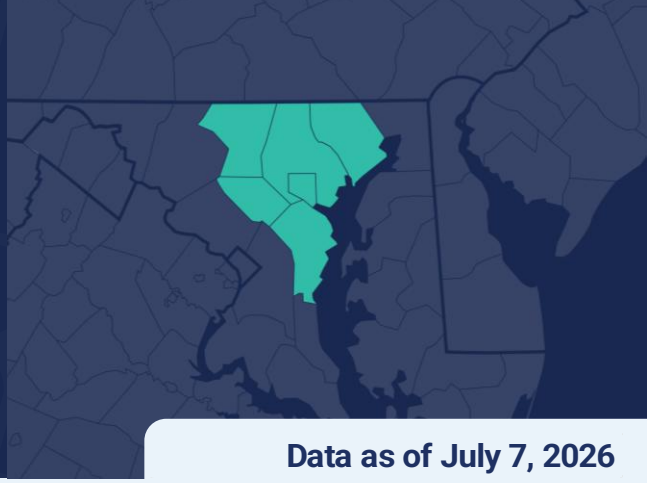
Baltimore Metro

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	3,200	3,076	+4.0%	15,119	15,214	-0.6%
Median Sold Price	$440,000	$425,000	+3.5%	$405,000	$394,000	+2.8%
Median Days on Market	10 days	9 days	+1 day	13 days	11 days	+2 days
New Pending Sales	3,258	3,232	+0.8%	16,850	16,735	+0.7%
New Listings	3,342	3,211	+4.1%	21,968	21,641	+1.5%
Active Listings	6,752	5,752	+17.4%	6,752	5,752	+17.4%
Months of Supply	2.58	2.17	+0.41 mos.	2.58	2.17	+0.41 mos.
Showings	54,776	57,090	-4.1%	329,342	327,426	+0.6%

Housing Market Trends

Late spring bump in the Baltimore metro area housing market. After a sluggish early spring, sales activity picked up in June in the Baltimore region. There were 3,200 closed sales last month, a 4.0% increase over last year and the strongest year-over-year gain since last September. Carroll County had the most active buyers, with closed sales up by 24.9% in June.

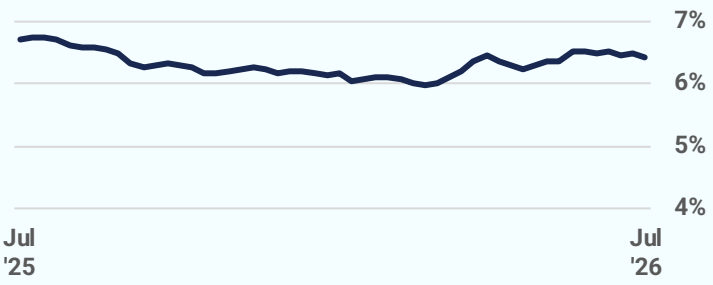
Despite rates stuck in the 6.5% range, buyers were taking advantage of new inventory. A total of 3,342 new listings came onto the market in June, a 4.1% gain from a year ago.

New listings have outpaced new pending sales through the first half of 2026, which has allowed inventory to grow. At the end of June, there was a total of 6,752 active listings across the Baltimore metro area, which is 17.4% higher than last year. Single-family inventory remains tight, however, with active listings of detached homes still less than half of 2019 levels.

Market Outlook

Despite the June uptick, there remains uncertainty in the Baltimore metro area housing market. Affordability is the biggest constraint on the market, with prices hitting a new record high last month. New pending sales in June were up only modestly compared to last year, as moderate-income and first-time buyers remain cautious.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

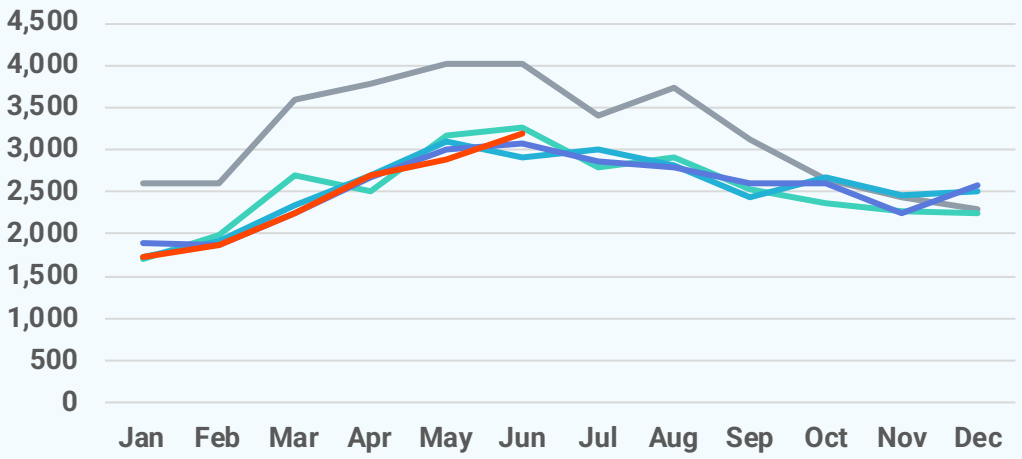
Closed Sales

2026 2025 2024 2023 2022

3,200
June 2026

+4.0%
Jun '26 vs. Jun '25
(Jun '25: 3,076)

+10.7%
Jun '26 vs. May '26
(May '26: 2,890)



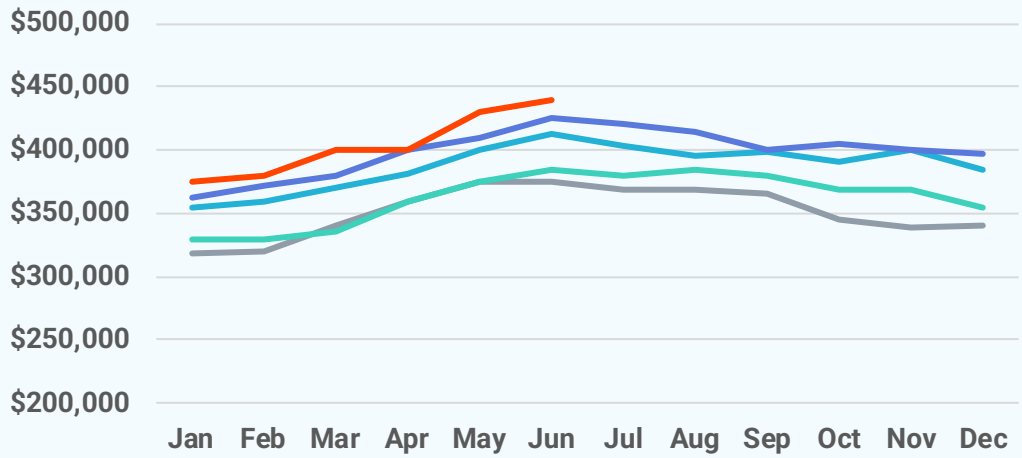
Median Sold Price

2026 2025 2024 2023 2022

$440,000
June 2026

+3.5%
Jun '26 vs. Jun '25
(Jun '25: $425,000)

+2.3%
Jun '26 vs. May '26
(May '26: $430,000)



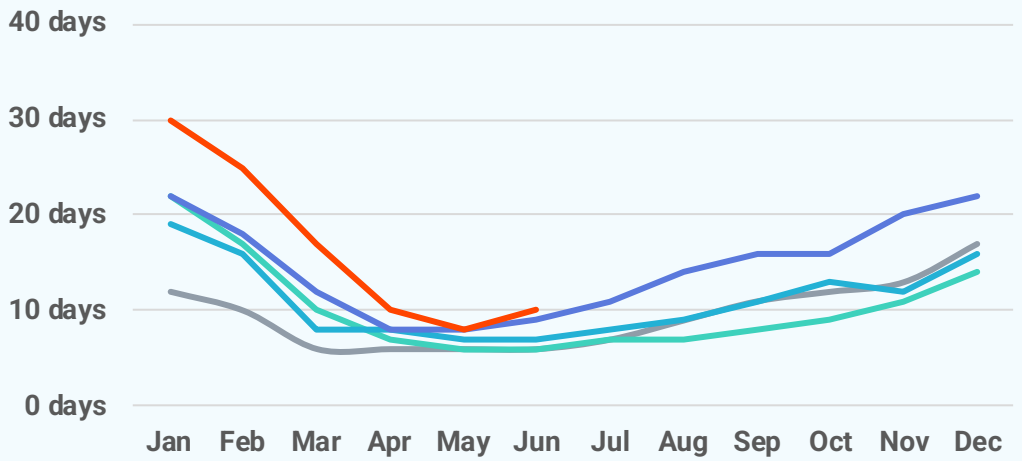
Median Days on Market

2026 2025 2024 2023 2022

10 days
June 2026

+1 day
Jun '26 vs. Jun '25
(Jun '25: 9 days)

+2 days
Jun '26 vs. May '26
(May '26: 8 days)



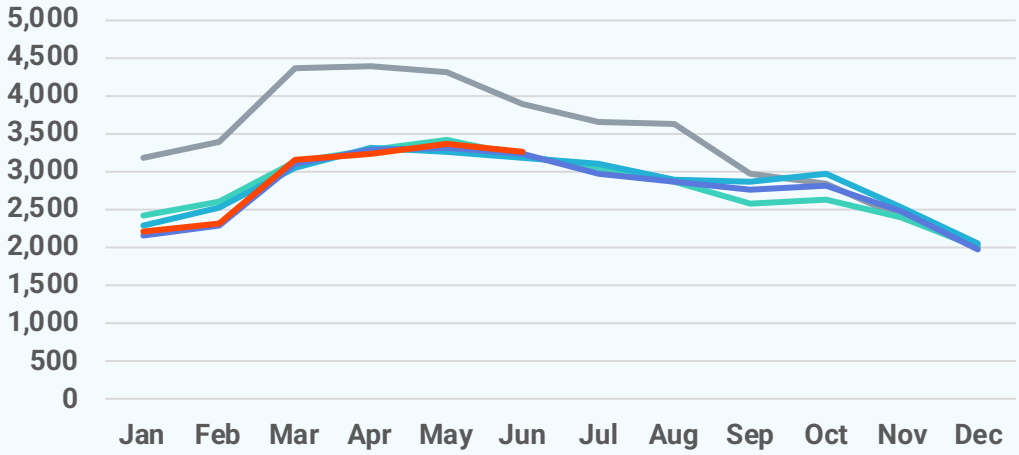
New Pending Sales

2026 2025 2024 2023 2022

3,258
June 2026

+0.8%
Jun '26 vs. Jun '25
(Jun '25: 3,232)

-3.2%
Jun '26 vs. May '26
(May '26: 3,366)



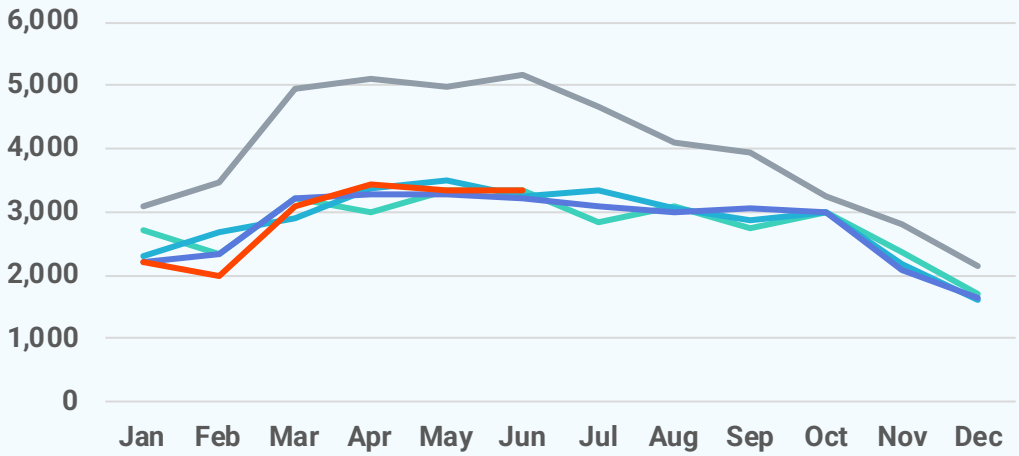
New Listings

2026 2025 2024 2023 2022

3,342
June 2026

+4.1%
Jun '26 vs. Jun '25
(Jun '25: 3,211)

+0.4%
Jun '26 vs. May '26
(May '26: 3,328)



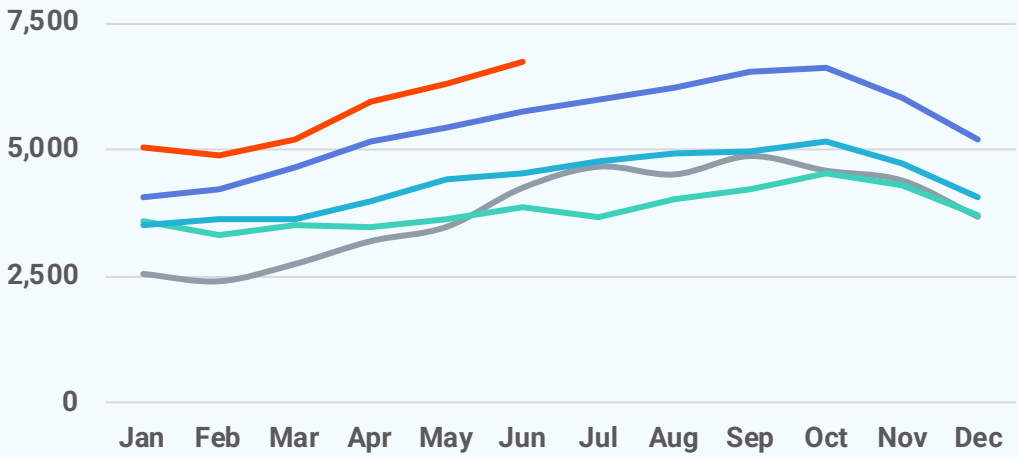
Active Listings

2026 2025 2024 2023 2022

6,752
June 2026

+17.4%
Jun '26 vs. Jun '25
(Jun '25: 5,752)

+6.9%
Jun '26 vs. May '26
(May '26: 6,315)



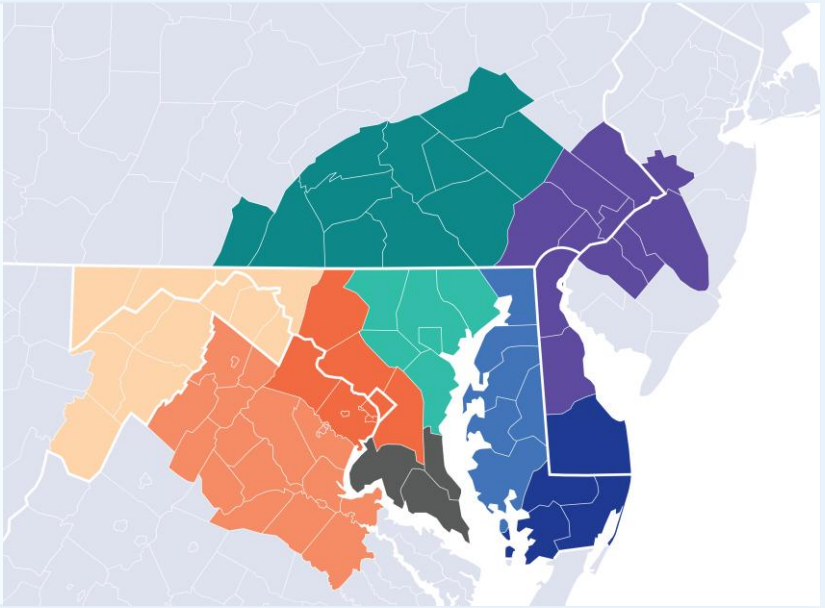
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Baltimore Metro	3,200	+4.0%	$440,000	+3.5%	10 days	+1 day
Anne Arundel County, MD	783	+7.6%	$537,500	+1.4%	9 days	+1 day
Baltimore City, MD	690	-1.3%	$269,000	+6.4%	18 days	-1 day
Baltimore County, MD	808	+4.8%	$400,000	+2.6%	8 days	-1 day
Carroll County, MD	226	+24.9%	$510,000	+7.5%	8 days	+1 day
Harford County, MD	305	-4.1%	$415,000	+3.6%	7 days	+0 days
Howard County, MD	388	+2.4%	$675,000	+1.5%	8 days	+1 day

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Baltimore Metro	3,258	+0.8%	3,342	+4.1%	54,776	-4.1%
Anne Arundel County, MD	735	-4.0%	689	-2.8%	12,384	-4.3%
Baltimore City, MD	731	+3.1%	964	+8.7%	11,845	-3.6%
Baltimore County, MD	838	-0.1%	846	+7.0%	14,767	-4.5%
Carroll County, MD	224	+4.7%	182	+7.7%	3,169	-7.1%
Harford County, MD	322	-6.9%	312	-12.6%	4,397	-8.3%
Howard County, MD	408	+14.0%	349	+17.1%	8,214	+0.1%

Local Markets	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Baltimore Metro	6,752	+17.4%	2.58	+0.41 months
Anne Arundel County, MD	1,215	+9.3%	1.96	+0.13 months
Baltimore City, MD	2,687	+21.6%	4.51	+1.11 months
Baltimore County, MD	1,453	+16.6%	2.10	+0.33 months
Carroll County, MD	314	+12.9%	1.89	+0.1 months
Harford County, MD	604	+25.3%	2.35	+0.49 months
Howard County, MD	479	+12.7%	1.72	+0.17 months

Local Market Map

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



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at BrightMLS.com.

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

- (202) 309-9362
- christy.reap@brightmls.com

Baltimore Metro

June 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2026

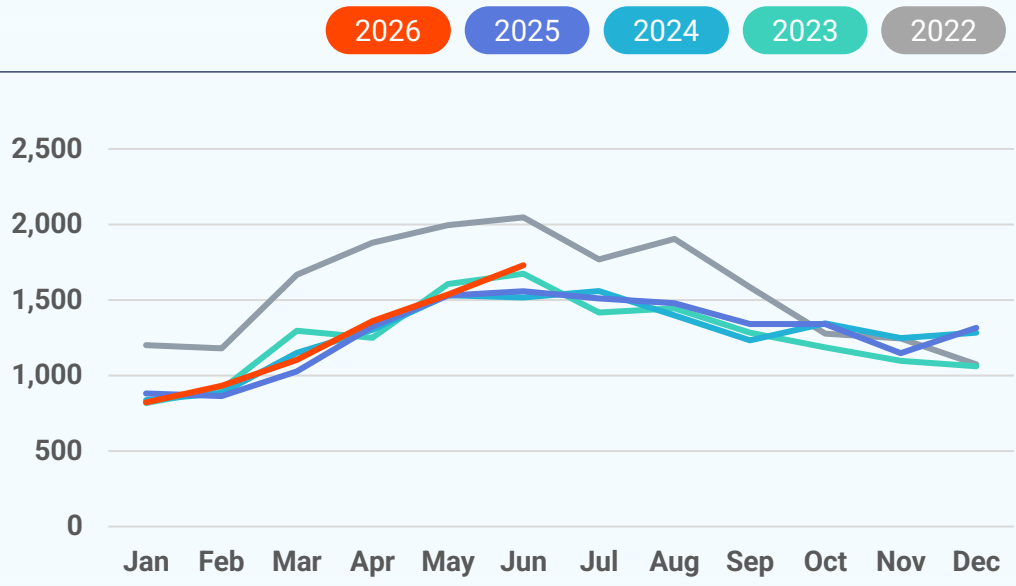
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	1,730	1,558	+11.0%
Median Sold Price	$562,250	$550,000	+2.2%
Median Days on Market	7 days	8 days	-1 day
New Pending Sales	1,756	1,697	+3.5%
New Listings	1,582	1,496	+5.7%
Active Listings	2,799	2,672	+4.8%
Months of Supply	2.09	2.04	+0.05 mos.

Closed Sales

1,730
June 2026

+11.0%
Jun '26 vs. Jun '25
(Jun '25: 1,558)

+12.7%
Jun '26 vs. May '26
(May '26: 1,535)



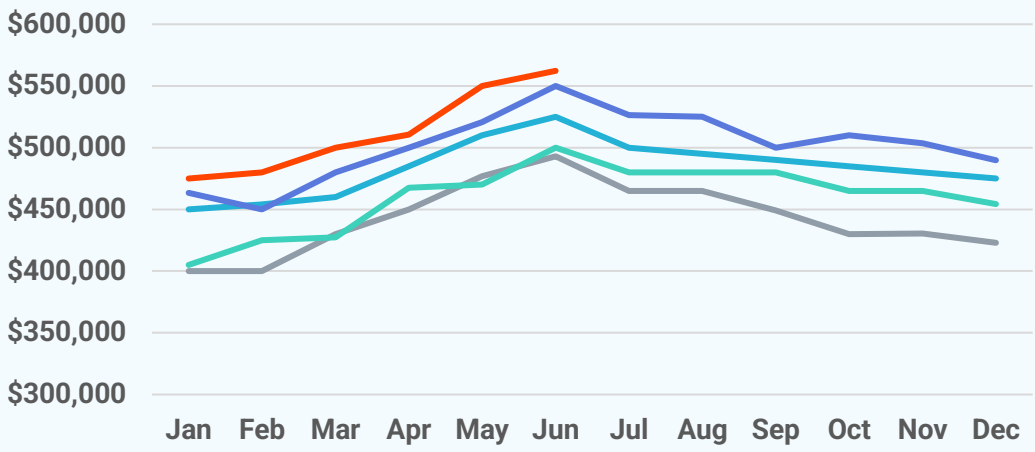
Median Sold Price

2026 2025 2024 2023 2022

$562,250
June 2026

+2.2%
Jun '26 vs. Jun '25
(Jun '25: $550,000)

+2.2%
Jun '26 vs. May '26
(May '26: $550,000)



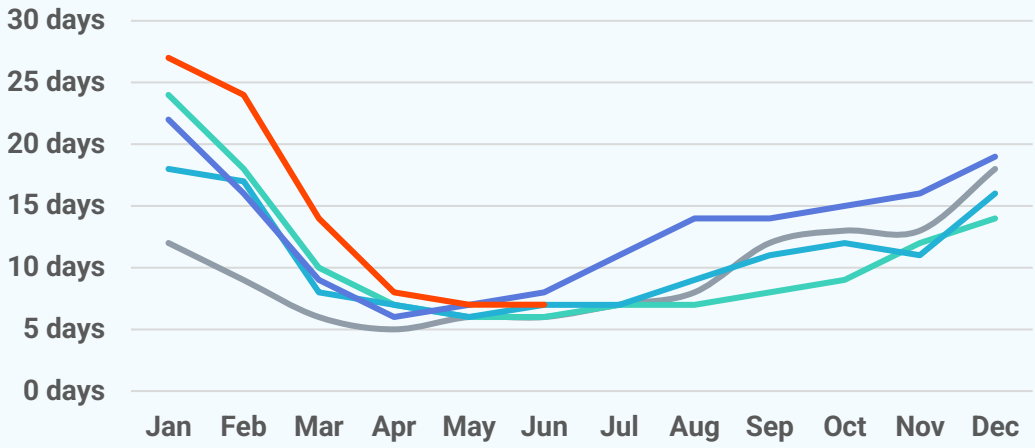
Median Days on Market

2026 2025 2024 2023 2022

7 days
June 2026

-1 day
Jun '26 vs. Jun '25
(Jun '25: 8 days)

+0 days
Jun '26 vs. May '26
(May '26: 7 days)



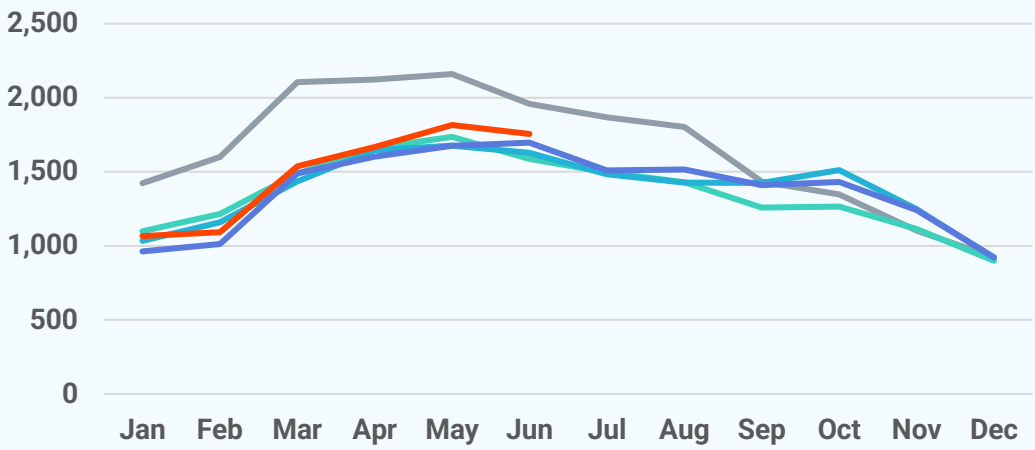
New Pending Sales

2026 2025 2024 2023 2022

1,756
June 2026

+3.5%
Jun '26 vs. Jun '25
(Jun '25: 1,697)

-3.3%
Jun '26 vs. May '26
(May '26: 1,816)



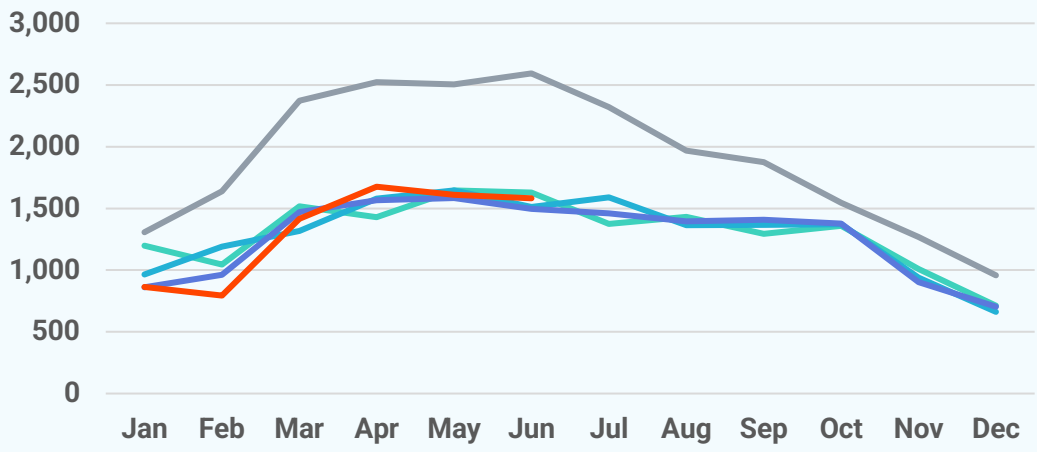
New Listings

2026 2025 2024 2023 2022

1,582
June 2026

+5.7%
Jun '26 vs. Jun '25
(Jun '25: 1,496)

-1.7%
Jun '26 vs. May '26
(May '26: 1,610)



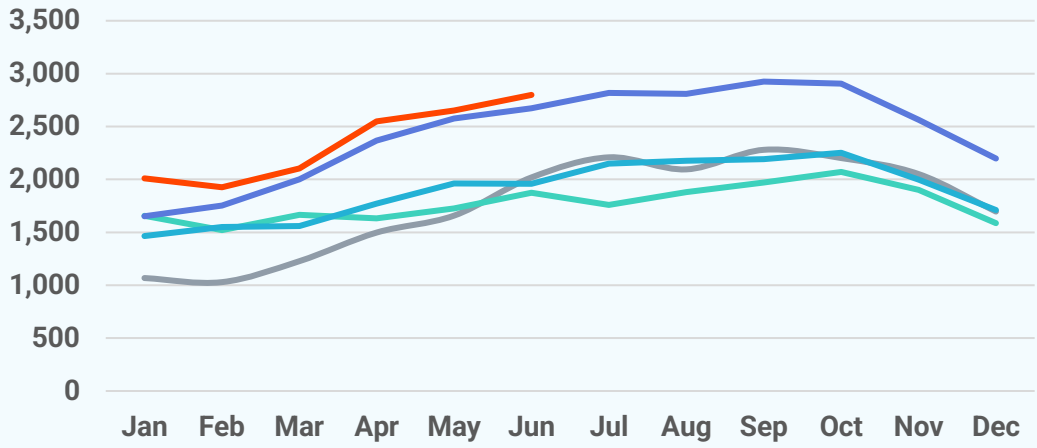
Active Listings

2026 2025 2024 2023 2022

2,799
June 2026

+4.8%
Jun '26 vs. Jun '25
(Jun '25: 2,672)

+5.6%
Jun '26 vs. May '26
(May '26: 2,651)



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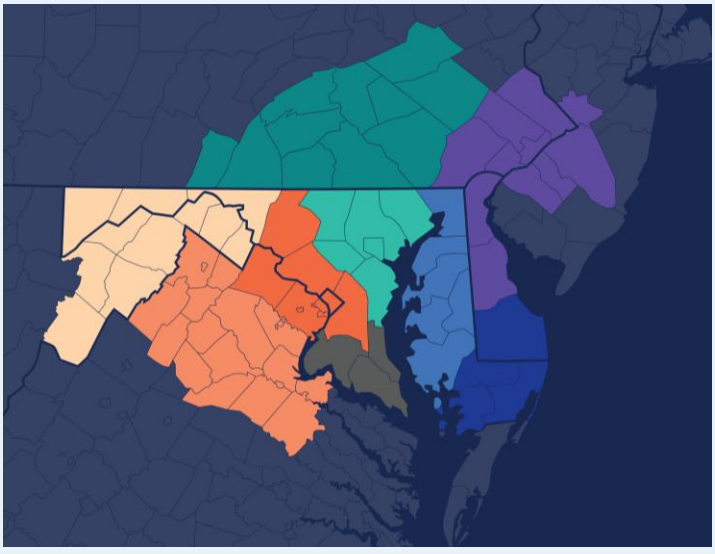


Baltimore Metro

June 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2026

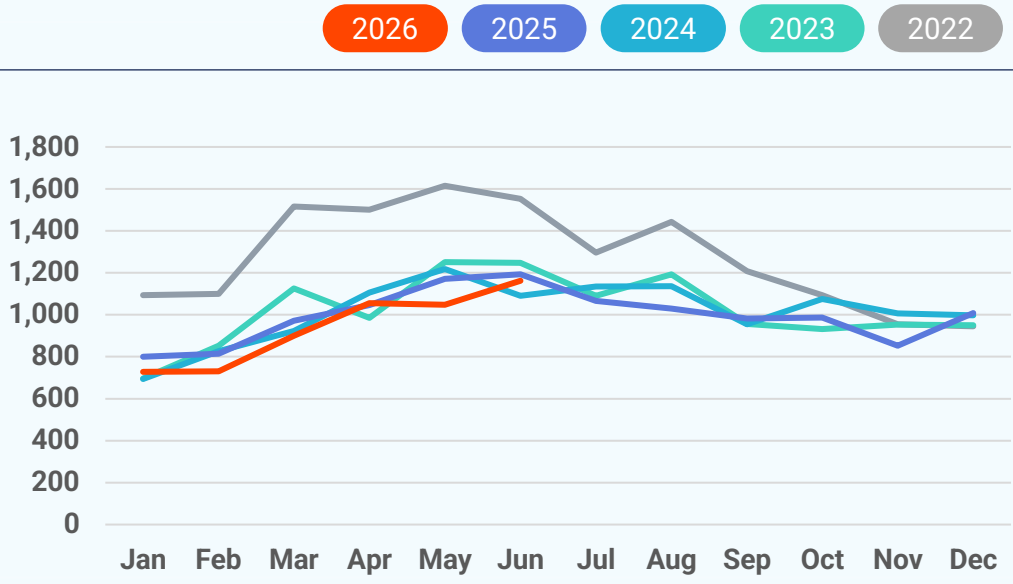
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	1,162	1,193	-2.6%
Median Sold Price	$335,000	$330,000	+1.5%
Median Days on Market	13 days	10 days	+3 days
New Pending Sales	1,201	1,215	-1.2%
New Listings	1,426	1,398	+2.0%
Active Listings	3,148	2,393	+31.6%
Months of Supply	3.13	2.23	+0.90 mos.

Closed Sales

1,162
June 2026

-2.6%
Jun '26 vs. Jun '25
(Jun '25: 1,193)

+10.9%
Jun '26 vs. May '26
(May '26: 1,048)



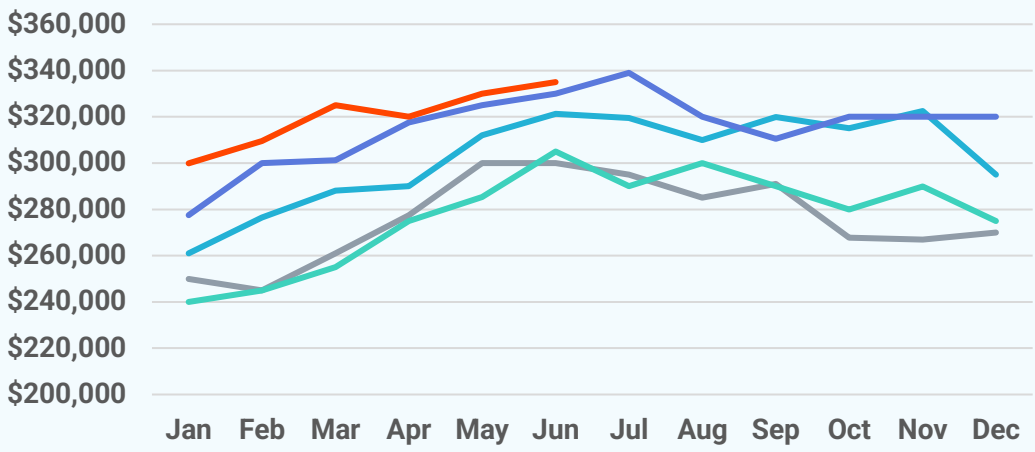
Median Sold Price

2026 2025 2024 2023 2022

$335,000
June 2026

+1.5%
Jun '26 vs. Jun '25
(Jun '25: $330,000)

+1.5%
Jun '26 vs. May '26
(May '26: $330,000)



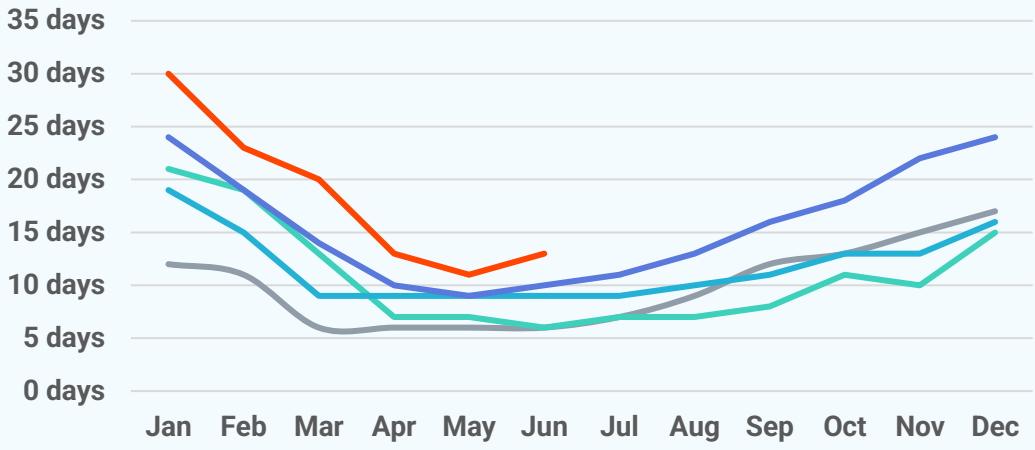
Median Days on Market

2026 2025 2024 2023 2022

13 days
June 2026

+3 days
Jun '26 vs. Jun '25
(Jun '25: 10 days)

+2 days
Jun '26 vs. May '26
(May '26: 11 days)



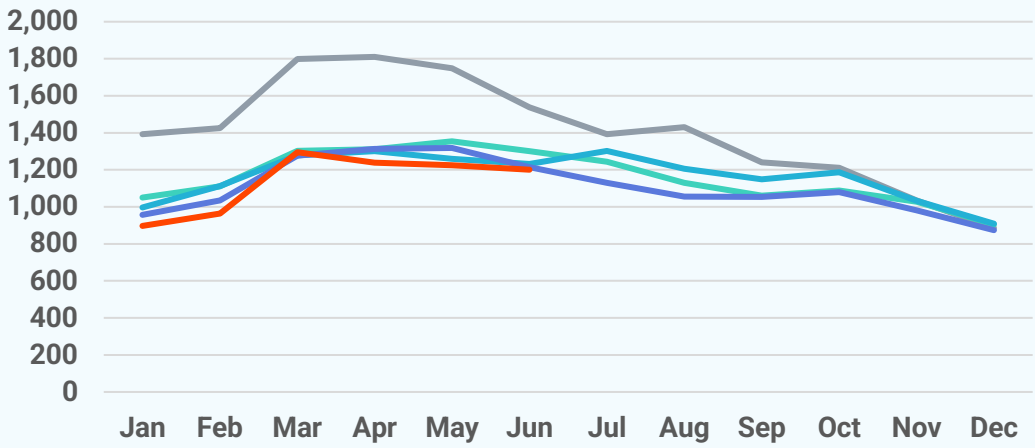
New Pending Sales

2026 2025 2024 2023 2022

1,201
June 2026

-1.2%
Jun '26 vs. Jun '25
(Jun '25: 1,215)

-2.0%
Jun '26 vs. May '26
(May '26: 1,225)



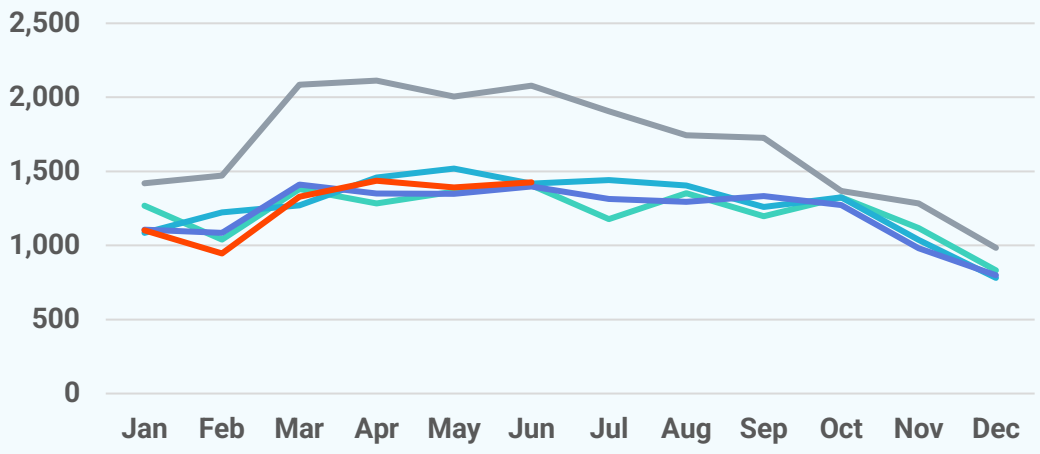
New Listings

2026 2025 2024 2023 2022

1,426
June 2026

+2.0%
Jun '26 vs. Jun '25
(Jun '25: 1,398)

+2.4%
Jun '26 vs. May '26
(May '26: 1,392)



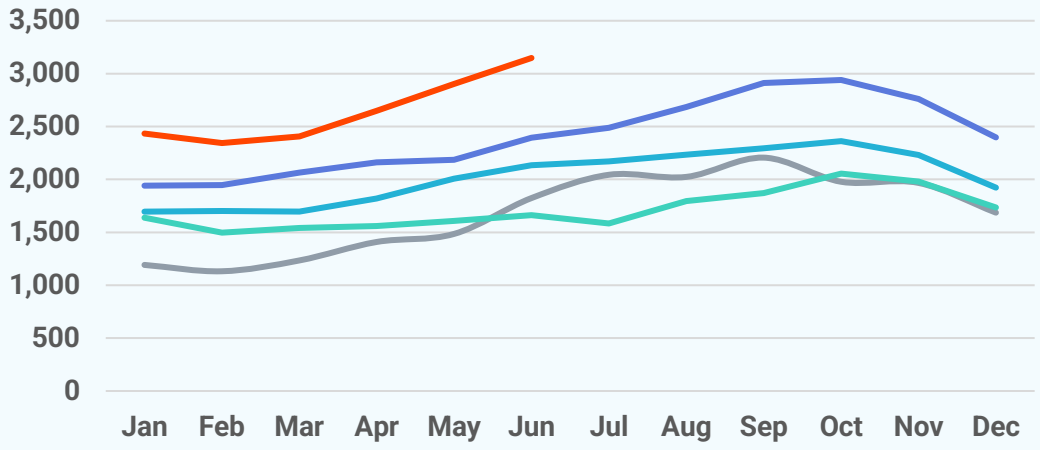
Active Listings

2026 2025 2024 2023 2022

3,148
June 2026

+31.6%
Jun '26 vs. Jun '25
(Jun '25: 2,393)

+8.4%
Jun '26 vs. May '26
(May '26: 2,903)



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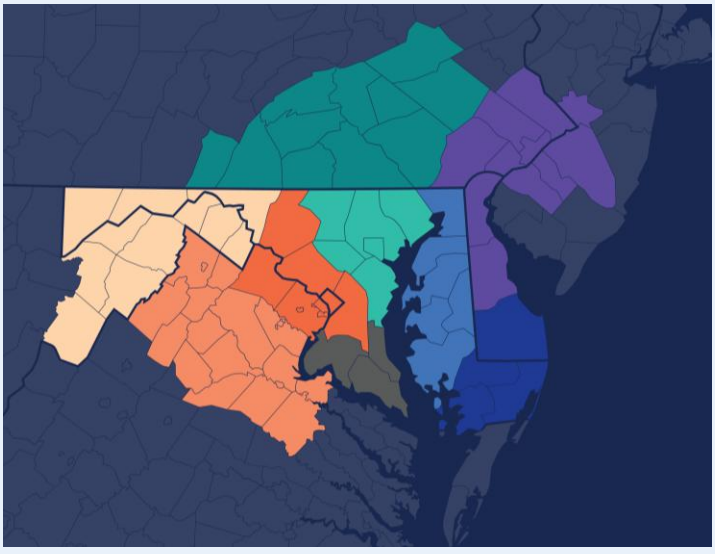


Baltimore Metro

June 2026 Condos Report

Prepared by Bright Research

Data as of July 7, 2026

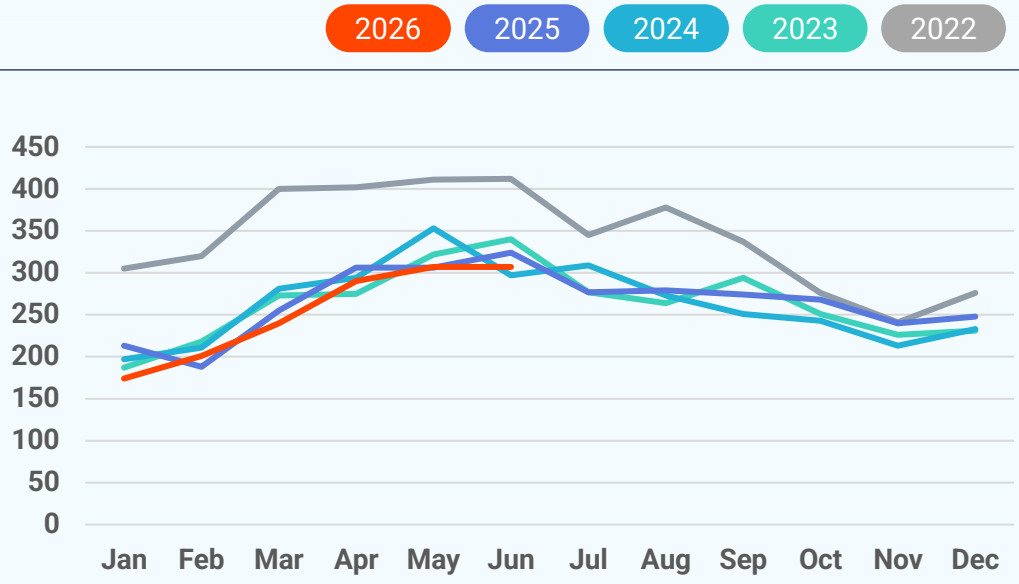
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	307	324	-5.2%
Median Sold Price	$315,000	$315,000	+0.0%
Median Days on Market	17 days	14 days	+3 days
New Pending Sales	301	318	-5.3%
New Listings	334	317	+5.4%
Active Listings	805	687	+17.2%
Months of Supply	3.03	2.55	+0.48 mos.

Closed Sales

307
June 2026

-5.2%
Jun '26 vs. Jun '25
(Jun '25: 324)

+0.0%
Jun '26 vs. May '26
(May '26: 307)



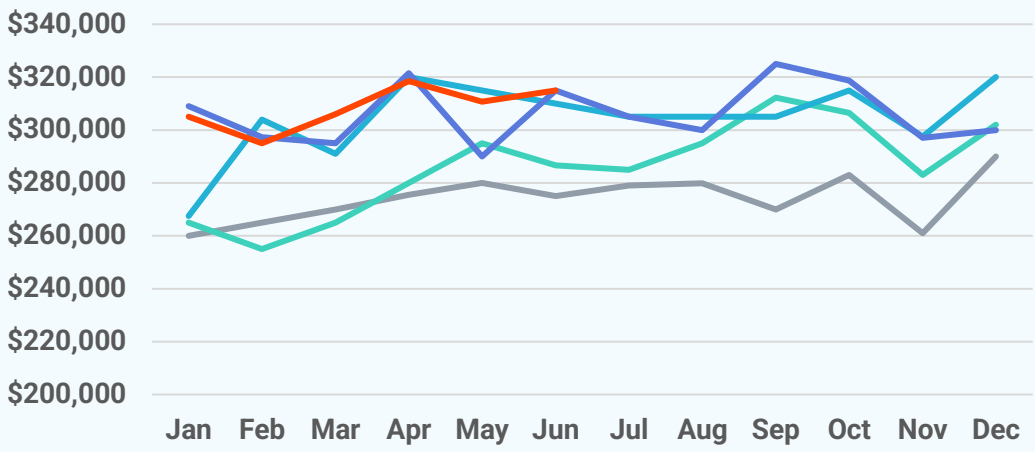
Median Sold Price

2026 2025 2024 2023 2022

$315,000
June 2026

+0.0%
Jun '26 vs. Jun '25
(Jun '25: $315,000)

+1.4%
Jun '26 vs. May '26
(May '26: $310,750)



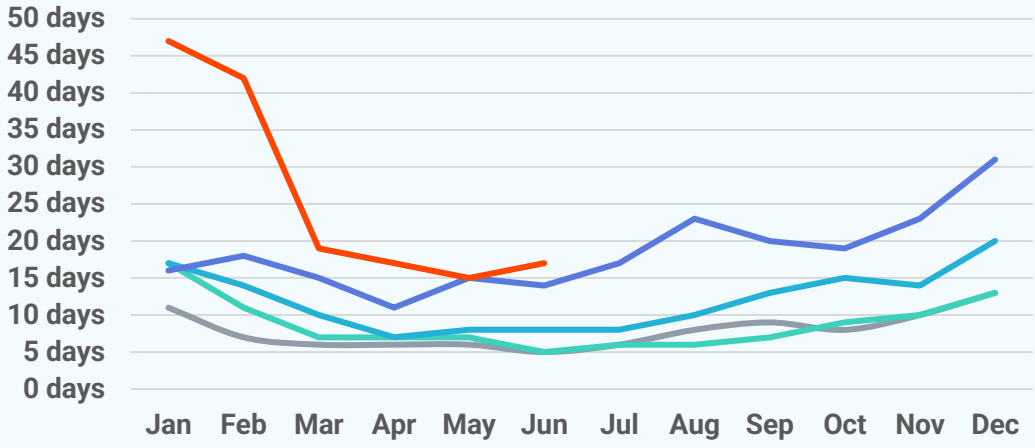
Median Days on Market

2026 2025 2024 2023 2022

17 days
June 2026

+3 days
Jun '26 vs. Jun '25
(Jun '25: 14 days)

+2 days
Jun '26 vs. May '26
(May '26: 15 days)



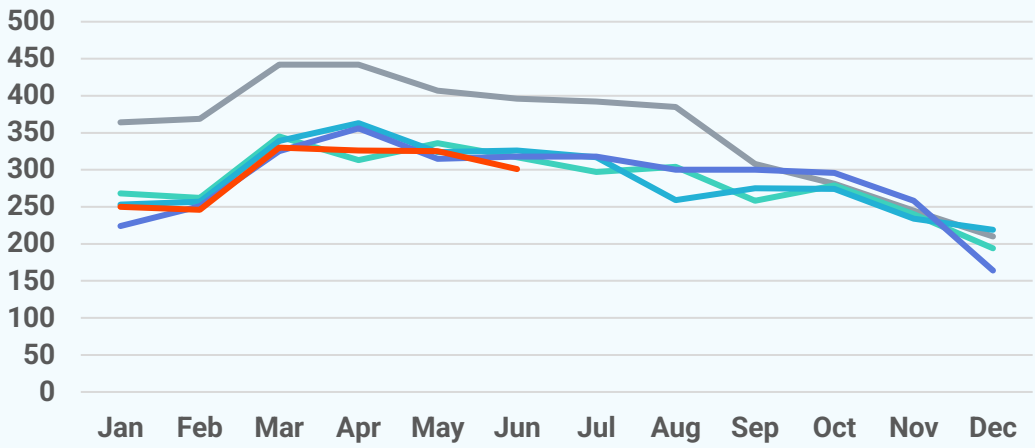
New Pending Sales

2026 2025 2024 2023 2022

301
June 2026

-5.3%
Jun '26 vs. Jun '25
(Jun '25: 318)

-7.4%
Jun '26 vs. May '26
(May '26: 325)



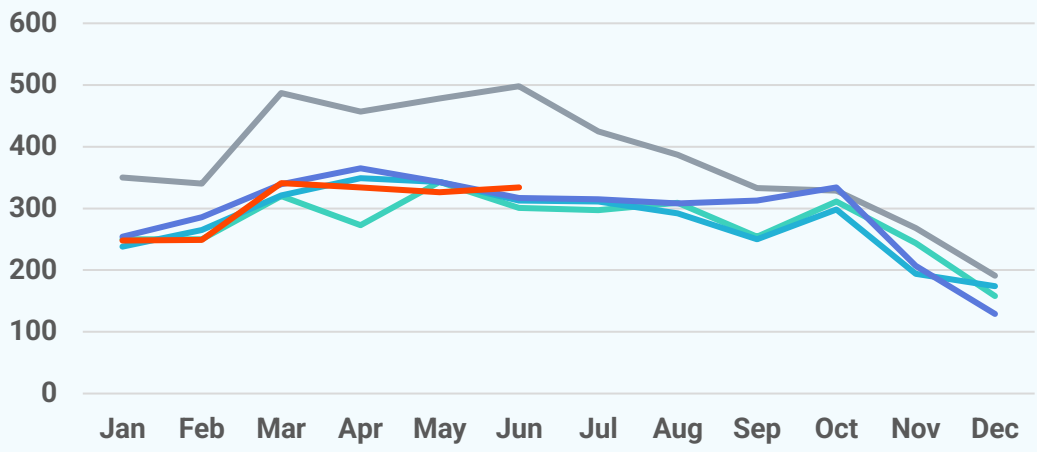
New Listings

2026 2025 2024 2023 2022

334
June 2026

+5.4%
Jun '26 vs. Jun '25
(Jun '25: 317)

+2.5%
Jun '26 vs. May '26
(May '26: 326)



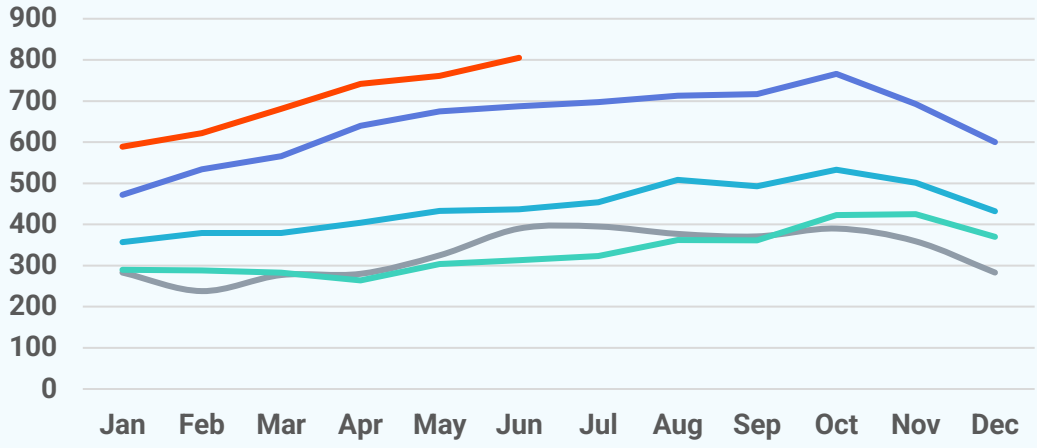
Active Listings

2026 2025 2024 2023 2022

805
June 2026

+17.2%
Jun '26 vs. Jun '25
(Jun '25: 687)

+5.8%
Jun '26 vs. May '26
(May '26: 761)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.

