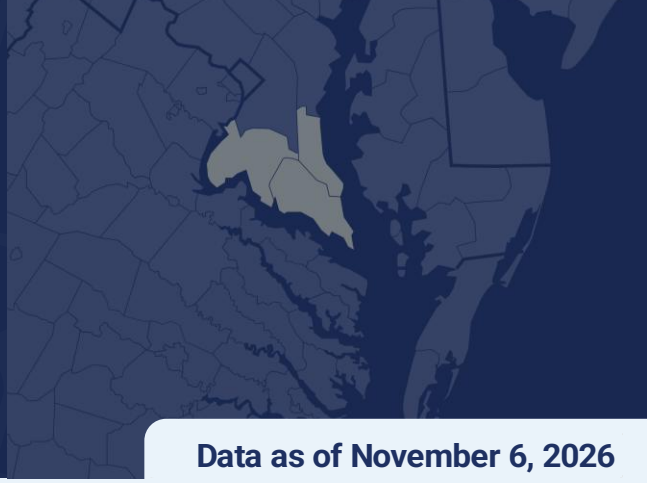
Southern Maryland

October 2026 Housing Market Report

Prepared by Bright Research



Data as of November 6, 2026

Key Market Statistics	Oct 2026	Oct 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	347	428	-18.9%	4,023	3,963	+1.5%
Median Sold Price	$449,900	$450,000	-0.0%	$450,000	$450,000	+0.0%
Median Days on Market	27 days	23 days	+4 days	19 days	15 days	+4 days
New Purchase Contracts	376	436	-13.8%	4,971	4,986	-0.3%
New Listings	544	563	-3.4%	6,202	5,947	+4.3%
Active Listings	1,385	1,090	+27.1%	1,385	1,090	+27.1%
Months of Supply	3.49	2.79	+0.69 mos.	3.49	2.79	+0.69 mos.
Showings	4,773	5,048	-5.4%	59,907	58,009	+3.3%

Housing Market Trends

Southern Maryland housing market in low gear this fall. After a relative strong summer market, higher mortgage rates and economic uncertainty are headwinds to housing market activity in the Southern Maryland region. There were just 428 home sales in October, an 18.9% decline compared to October 2025. New purchase contracts were down 13.8% year-over-year and showing activity fell by 5.4%. There was a significant pullback in buyer activity in October in all three counties in the Southern Maryland region.

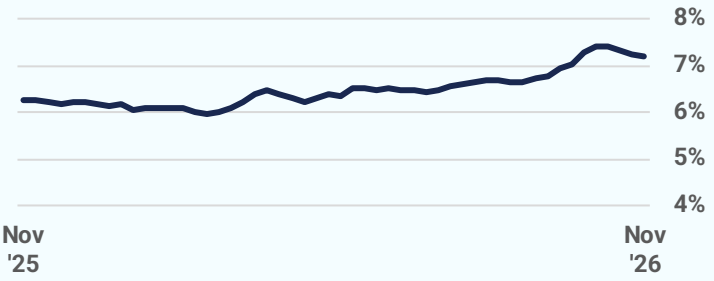
Sellers listed 563 homes in October, which was 3.4% lower than the number of new listings a year ago. Despite fewer new listings, active inventory at the end of the month climbed by 27.1% as sellers outnumbered buyers.

Homes are taking longer to sell. The median days on market in October was 27, four days slower than last year at this time. The median sold price was $449,000, virtually unchanged from a year ago.

Market Outlook

Expect housing market activity in the Southern Maryland region to be sluggish through the end of the year. Elevated mortgage rates and affordability constraints are headwinds in the market. Many buyers are on the sidelines, hoping for better conditions in 2027. Price growth will slow as buyers have more leverage and sellers reset price expectations.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

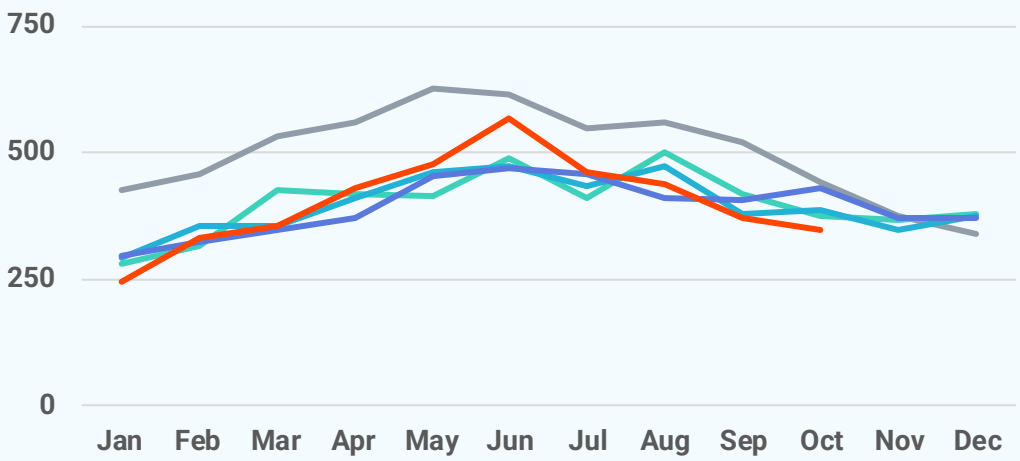
Closed Sales

2026 2025 2024 2023 2022

347
October 2026

-18.9%
Oct '26 vs. Oct '25
(Oct '25: 428)

-6.2%
Oct '26 vs. Sep '26
(Sep '26: 370)



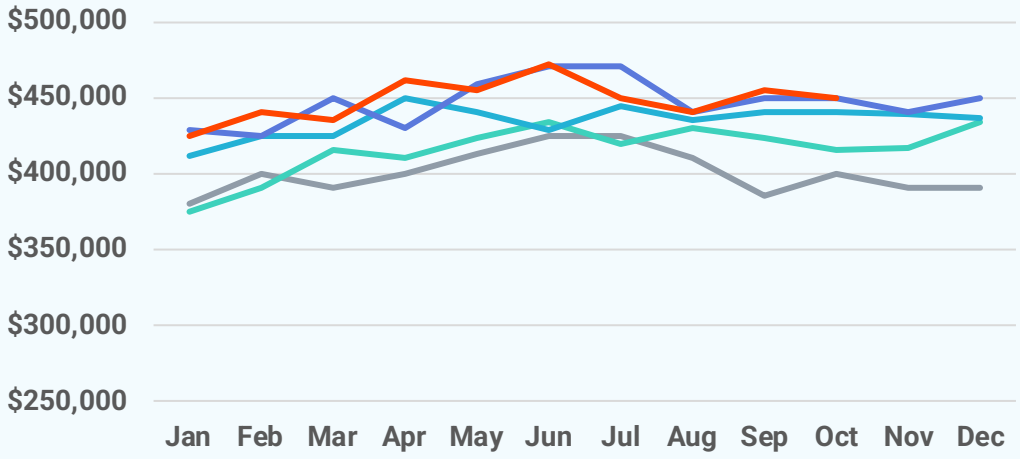
Median Sold Price

2026 2025 2024 2023 2022

$449,900
October 2026

-0.0%
Oct '26 vs. Oct '25
(Oct '25: $450,000)

-1.1%
Oct '26 vs. Sep '26
(Sep '26: $455,000)



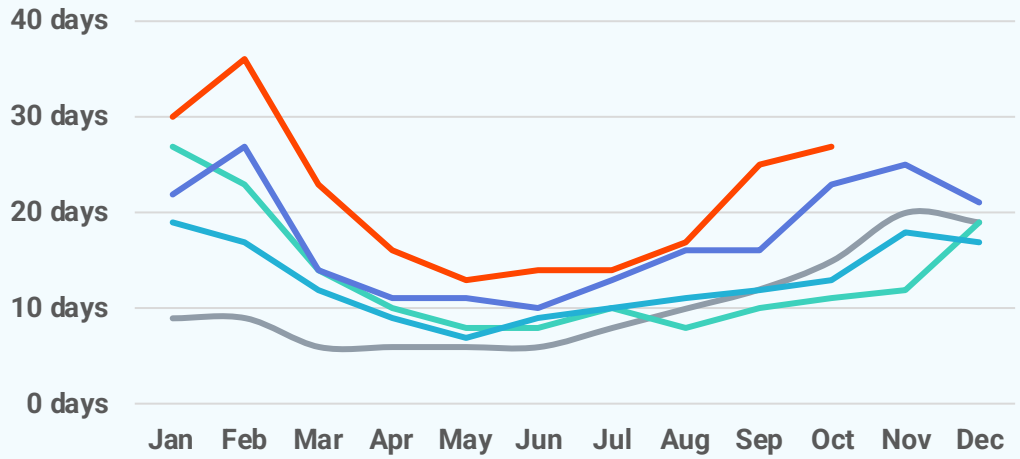
Median Days on Market

2026 2025 2024 2023 2022

27 days
October 2026

+4 days
Oct '26 vs. Oct '25
(Oct '25: 23 days)

+2 days
Oct '26 vs. Sep '26
(Sep '26: 25 days)



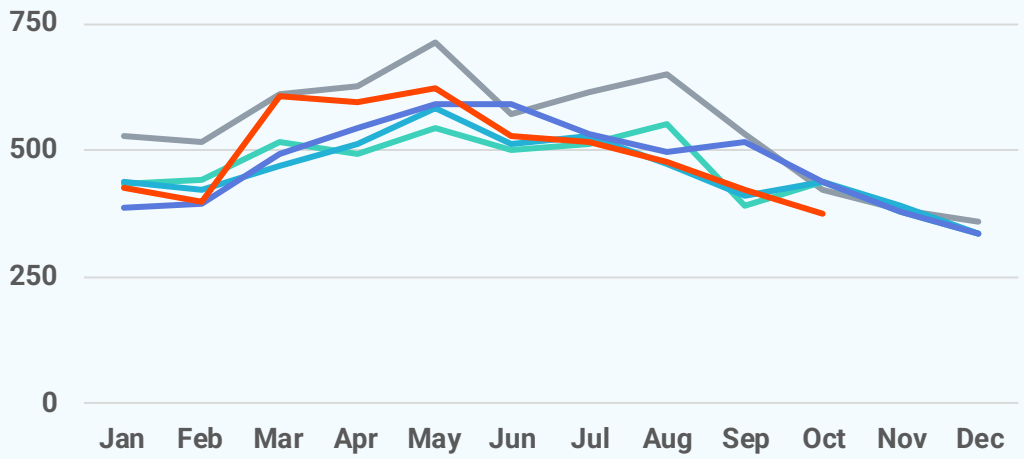
New Purchase Contracts

2026 2025 2024 2023 2022

376
October 2026

-13.8%
Oct '26 vs. Oct '25
(Oct '25: 436)

-10.9%
Oct '26 vs. Sep '26
(Sep '26: 422)



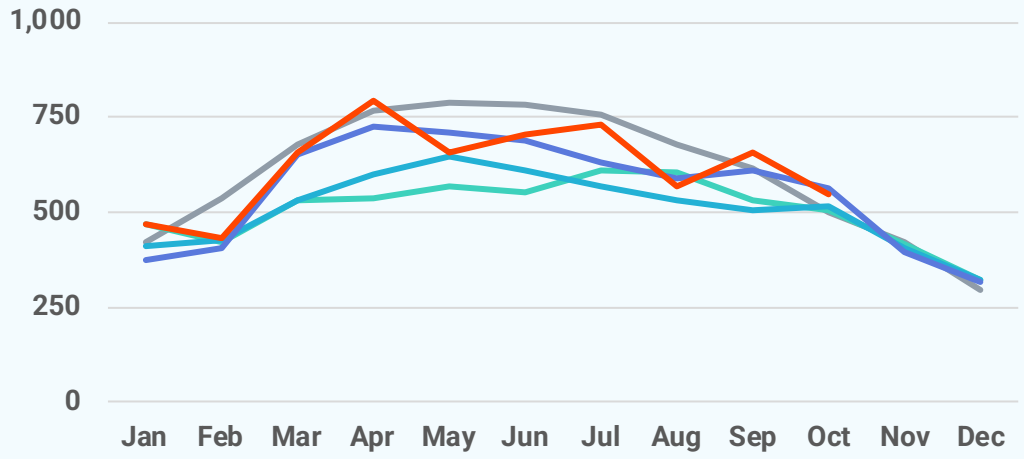
New Listings

2026 2025 2024 2023 2022

544
October 2026

-3.4%
Oct '26 vs. Oct '25
(Oct '25: 563)

-16.9%
Oct '26 vs. Sep '26
(Sep '26: 655)



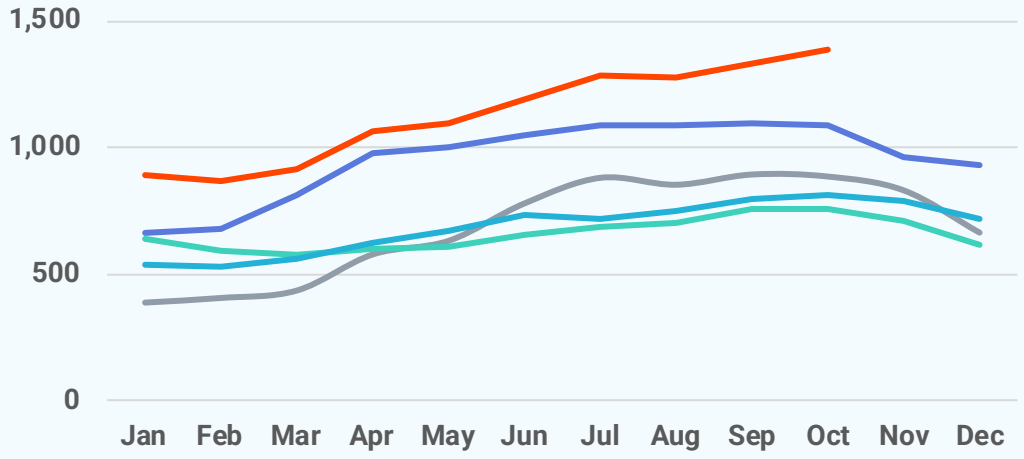
Active Listings

2026 2025 2024 2023 2022

1,385
October 2026

+27.1%
Oct '26 vs. Oct '25
(Oct '25: 1,090)

+3.8%
Oct '26 vs. Sep '26
(Sep '26: 1,334)



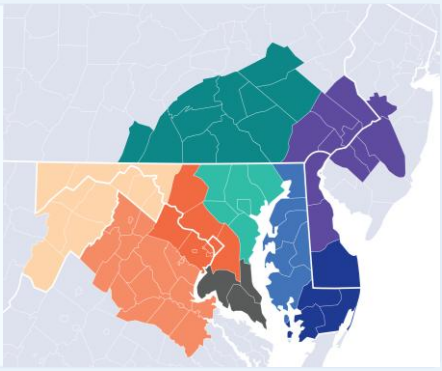
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Southern MD	347	-18.9%	$449,900	-0.0%	27 days	+4 days
Calvert County, MD	87	-19.4%	$450,000	-13.7%	20 days	+3 days
Charles County, MD	160	-14.9%	$453,000	+4.4%	34 days	+8 days
Saint Mary's County, MD	100	-24.2%	$429,900	-4.5%	19 days	-4 days

Local Markets	New Purchase Contracts		New Listings		Showings	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Southern MD	376	-13.8%	544	-3.4%	4,773	-5.4%
Calvert County, MD	93	-15.5%	154	+19.4%	1,282	-10.5%
Charles County, MD	186	-9.7%	262	-14.4%	2,362	-4.6%
Saint Mary's County, MD	97	-19.2%	128	+0.0%	1,129	-0.8%

Local Markets	Active Listings		Months of Supply	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Southern MD	1,385	+27.1%	3.49	+0.69 months
Calvert County, MD	362	+59.5%	3.60	+1.19 months
Charles County, MD	734	+14.7%	3.89	+0.45 months
Saint Mary's County, MD	289	+29.6%	2.69	+0.65 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:

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

Southern Maryland

October 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of November 6, 2026

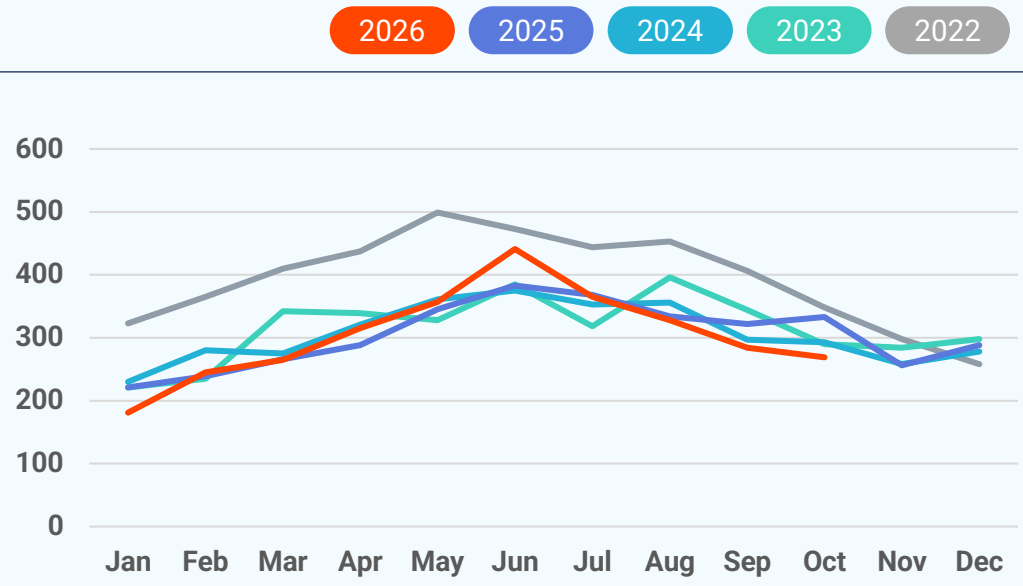
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	269	333	-19.2%
Median Sold Price	$474,900	$500,000	-5.0%
Median Days on Market	25 days	22 days	+3 days
New Purchase Contracts	286	336	-14.9%
New Listings	433	437	-0.9%
Active Listings	1,089	866	+25.8%
Months of Supply	3.64	2.86	+0.78 mos.

Closed Sales

269
October 2026

-19.2%
Oct '26 vs. Oct '25
(Oct '25: 333)

-5.3%
Oct '26 vs. Sep '26
(Sep '26: 284)



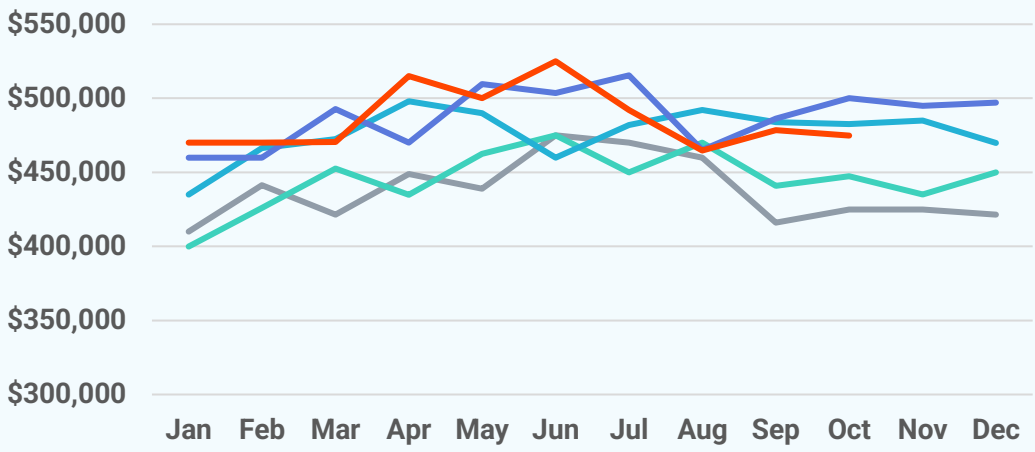
Median Sold Price

2026 2025 2024 2023 2022

$474,900
October 2026

-5.0%
Oct '26 vs. Oct '25
(Oct '25: $500,000)

-0.8%
Oct '26 vs. Sep '26
(Sep '26: $478,590)



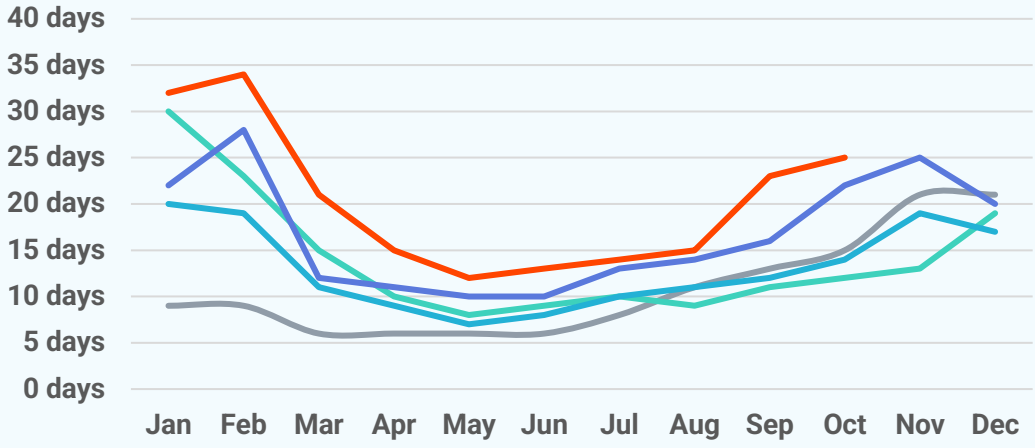
Median Days on Market

2026 2025 2024 2023 2022

25 days
October 2026

+3 days
Oct '26 vs. Oct '25
(Oct '25: 22 days)

+2 days
Oct '26 vs. Sep '26
(Sep '26: 23 days)



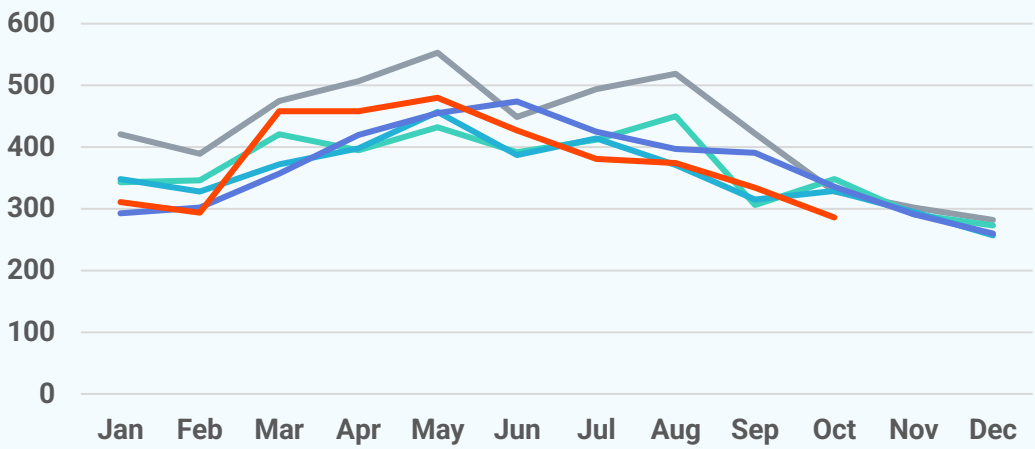
New Purchase Contracts

2026 2025 2024 2023 2022

286
October 2026

-14.9%
Oct '26 vs. Oct '25
(Oct '25: 336)

-14.4%
Oct '26 vs. Sep '26
(Sep '26: 334)



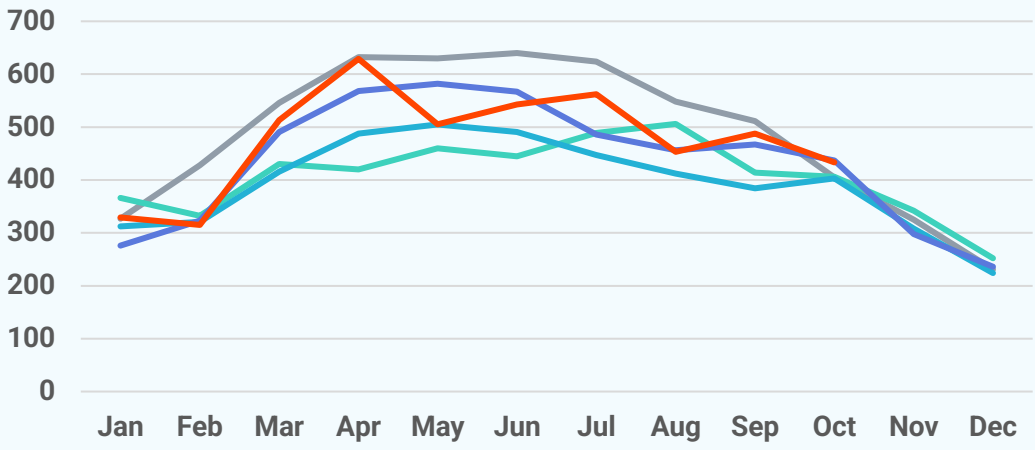
New Listings

2026 2025 2024 2023 2022

433
October 2026

-0.9%
Oct '26 vs. Oct '25
(Oct '25: 437)

-11.3%
Oct '26 vs. Sep '26
(Sep '26: 488)



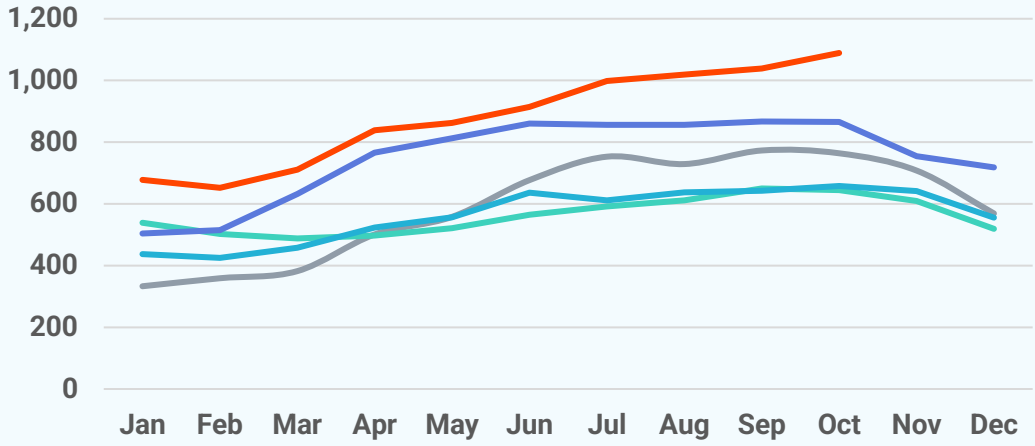
Active Listings

2026 2025 2024 2023 2022

1,089
October 2026

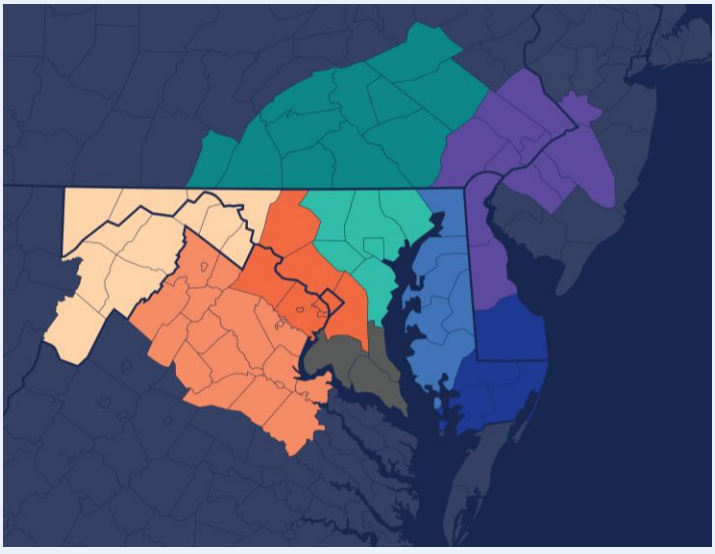
+25.8%
Oct '26 vs. Oct '25
(Oct '25: 866)

+4.8%
Oct '26 vs. Sep '26
(Sep '26: 1,039)



About Bright MLS

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Southern Maryland

October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

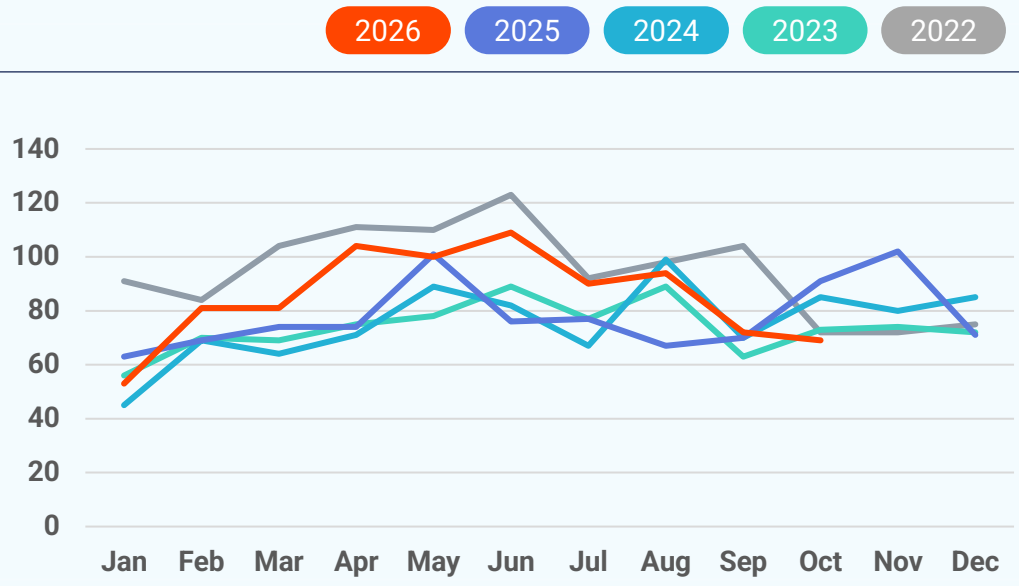
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	69	91	-24.2%
Median Sold Price	$370,000	$387,955	-4.6%
Median Days on Market	29 days	25 days	+4 days
New Purchase Contracts	80	89	-10.1%
New Listings	104	113	-8.0%
Active Listings	278	198	+40.4%
Months of Supply	3.25	2.56	+0.69 mos.

Closed Sales

69
October 2026

-24.2%
Oct '26 vs. Oct '25
(Oct '25: 91)

-4.2%
Oct '26 vs. Sep '26
(Sep '26: 72)



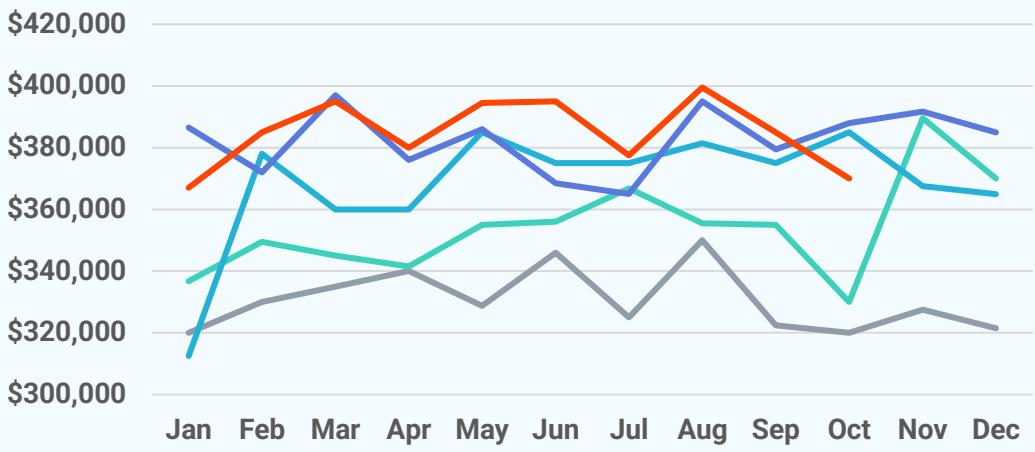
Median Sold Price

2026 2025 2024 2023 2022

$370,000
October 2026

-4.6%
Oct '26 vs. Oct '25
(Oct '25: $387,955)

-3.9%
Oct '26 vs. Sep '26
(Sep '26: $384,995)



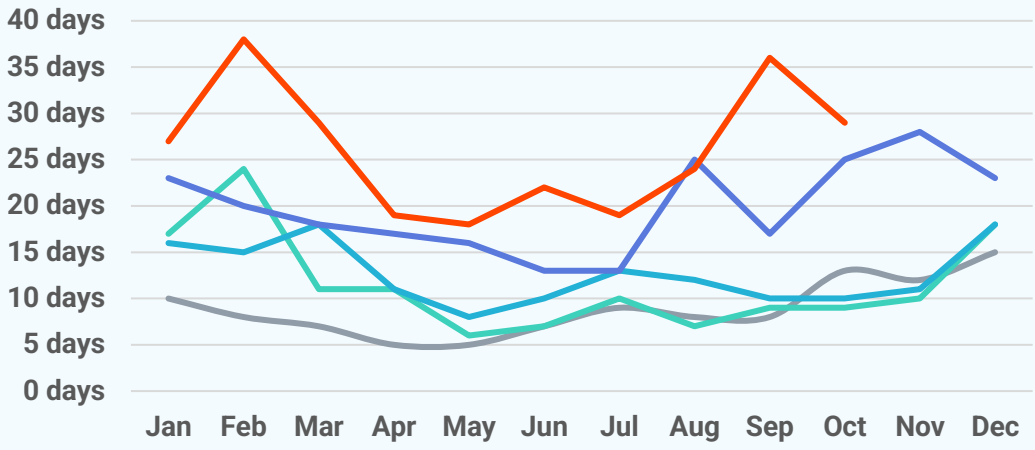
Median Days on Market

2026 2025 2024 2023 2022

29 days
October 2026

+4 days
Oct '26 vs. Oct '25
(Oct '25: 25 days)

-7 days
Oct '26 vs. Sep '26
(Sep '26: 36 days)



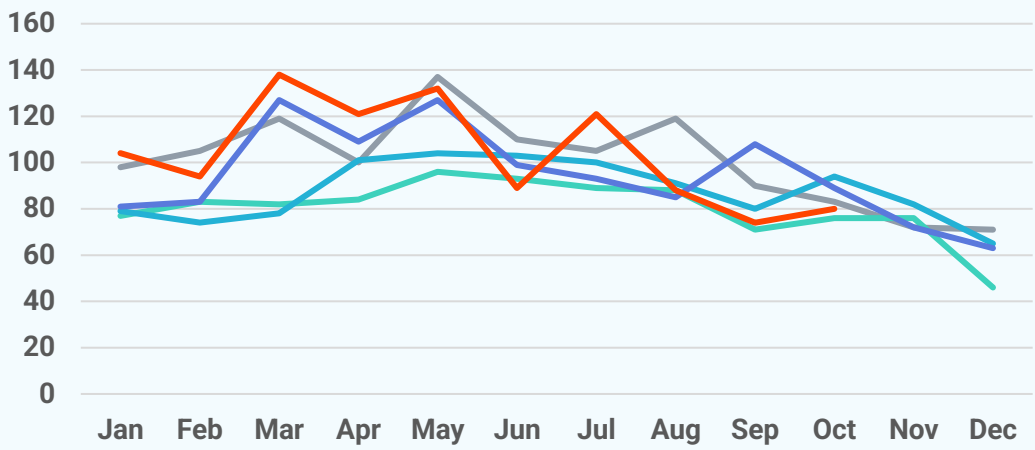
New Purchase Contracts

2026 2025 2024 2023 2022

80
October 2026

-10.1%
Oct '26 vs. Oct '25
(Oct '25: 89)

+8.1%
Oct '26 vs. Sep '26
(Sep '26: 74)



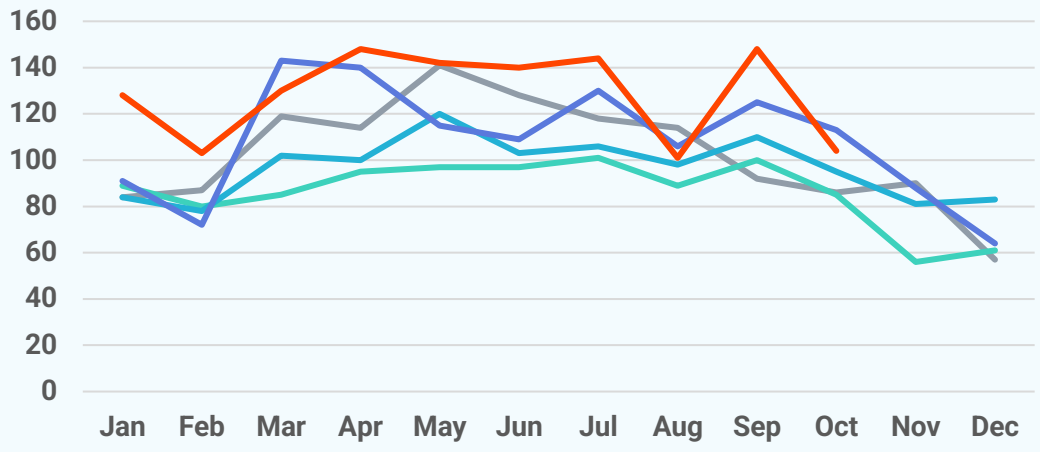
New Listings

2026 2025 2024 2023 2022

104
October 2026

-8.0%
Oct '26 vs. Oct '25
(Oct '25: 113)

-29.7%
Oct '26 vs. Sep '26
(Sep '26: 148)



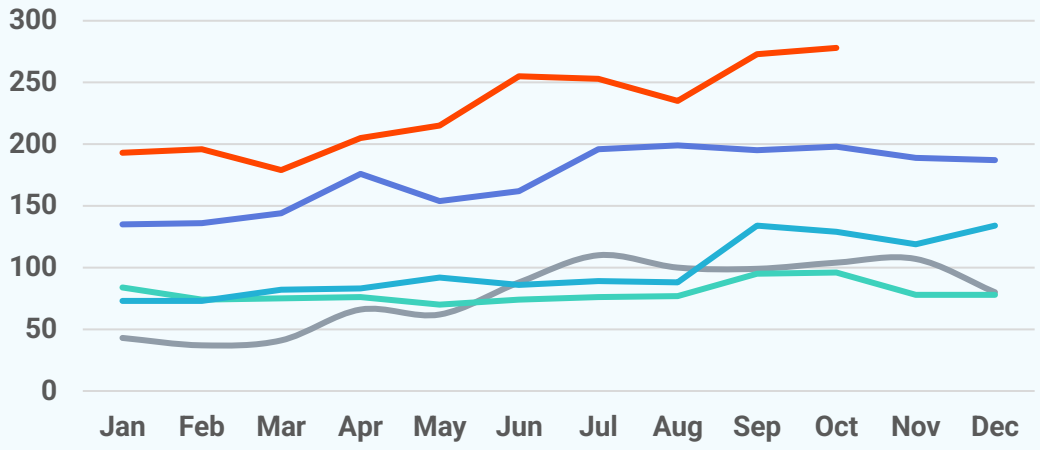
Active Listings

2026 2025 2024 2023 2022

278
October 2026

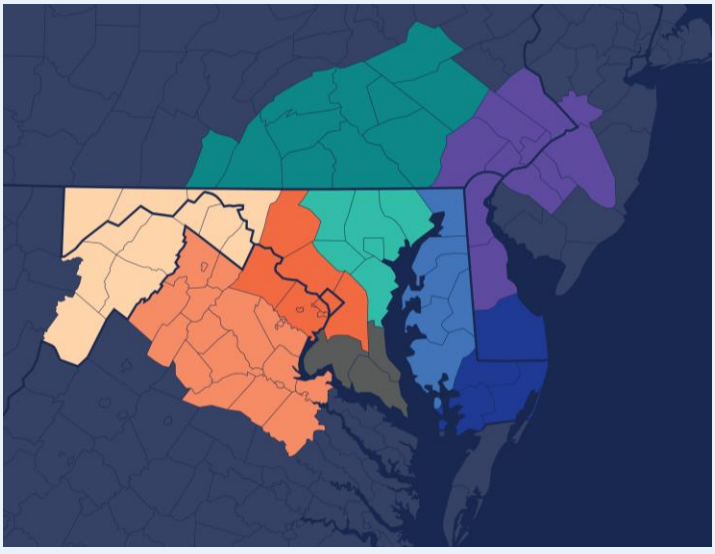
+40.4%
Oct '26 vs. Oct '25
(Oct '25: 198)

+1.8%
Oct '26 vs. Sep '26
(Sep '26: 273)



About Bright MLS

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Southern Maryland

October 2026 Condos Report

Prepared by Bright Research

Data as of November 6, 2026

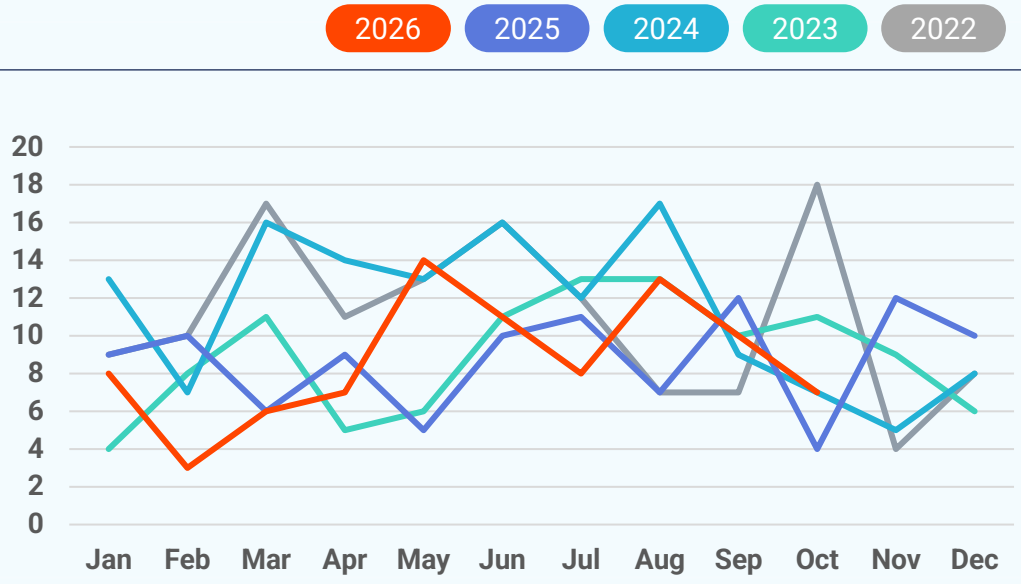
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	7	4	+75.0%
Median Sold Price	$253,000	$243,700	+3.8%
Median Days on Market	45 days	34 days	+11 days
New Purchase Contracts	10	11	-9.1%
New Listings	7	12	-41.7%
Active Listings	14	25	-44.0%
Months of Supply	1.54	3.13	-1.58 mos.

Closed Sales

7
October 2026

+75.0%
Oct '26 vs. Oct '25
(Oct '25: 4)

-30.0%
Oct '26 vs. Sep '26
(Sep '26: 10)



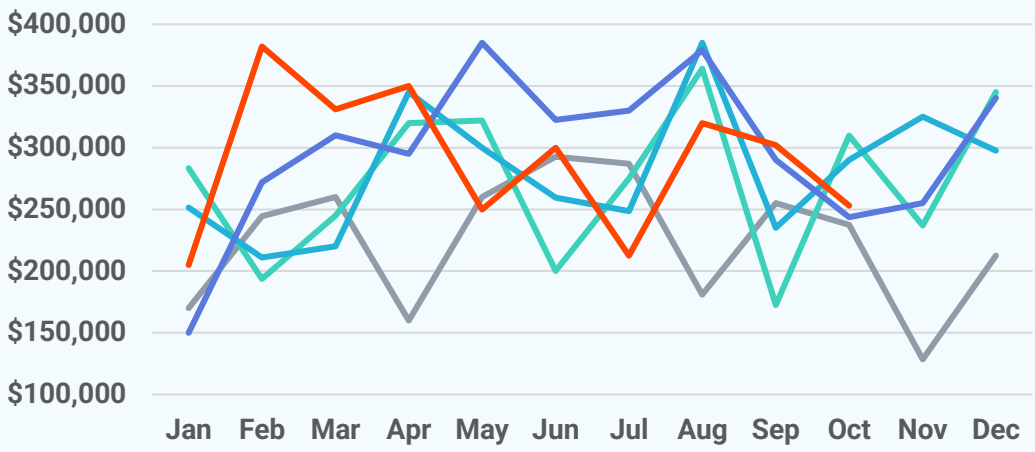
Median Sold Price

2026 2025 2024 2023 2022

$253,000
October 2026

+3.8%
Oct '26 vs. Oct '25
(Oct '25: $243,700)

-16.2%
Oct '26 vs. Sep '26
(Sep '26: $302,000)



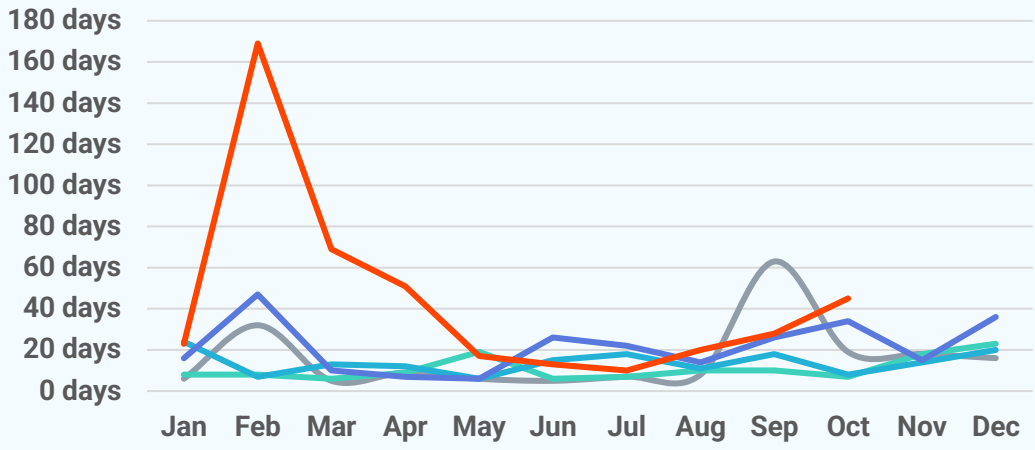
Median Days on Market

2026 2025 2024 2023 2022

45 days
October 2026

+11 days
Oct '26 vs. Oct '25
(Oct '25: 34 days)

+17 days
Oct '26 vs. Sep '26
(Sep '26: 28 days)



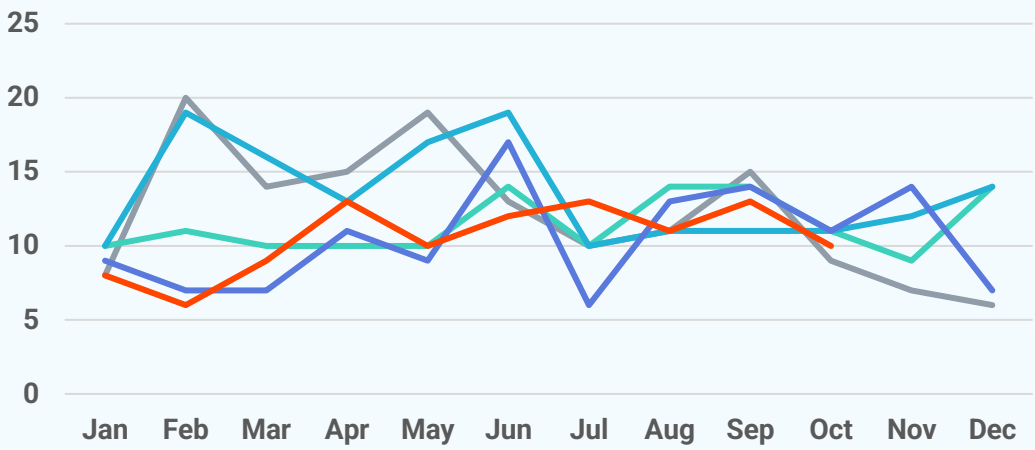
New Purchase Contracts

2026 2025 2024 2023 2022

10
October 2026

-9.1%
Oct '26 vs. Oct '25
(Oct '25: 11)

-23.1%
Oct '26 vs. Sep '26
(Sep '26: 13)



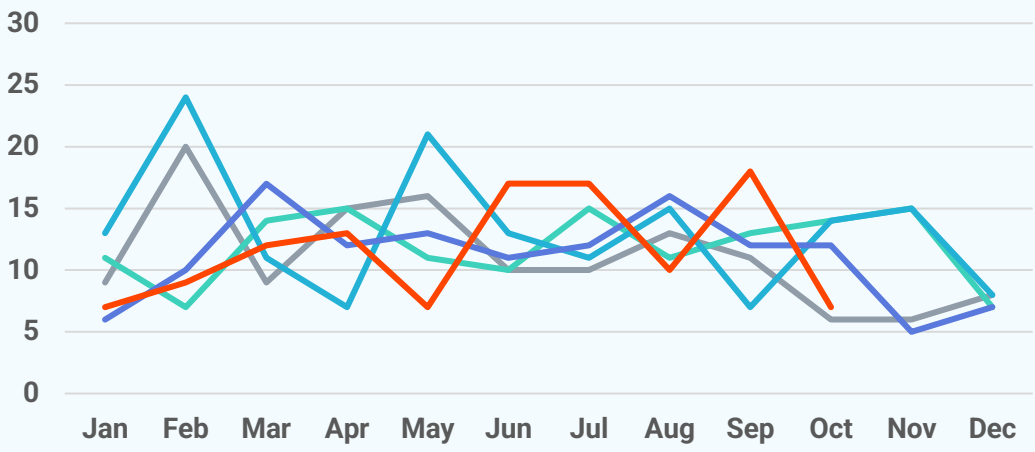
New Listings

2026 2025 2024 2023 2022

7
October 2026

-41.7%
Oct '26 vs. Oct '25
(Oct '25: 12)

-61.1%
Oct '26 vs. Sep '26
(Sep '26: 18)



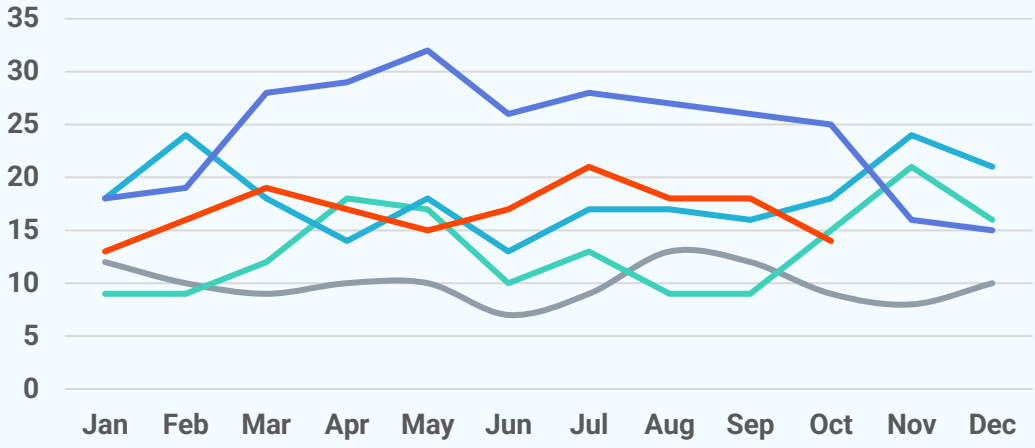
Active Listings

2026 2025 2024 2023 2022

14
October 2026

-44.0%
Oct '26 vs. Oct '25
(Oct '25: 25)

-22.2%
Oct '26 vs. Sep '26
(Sep '26: 18)



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