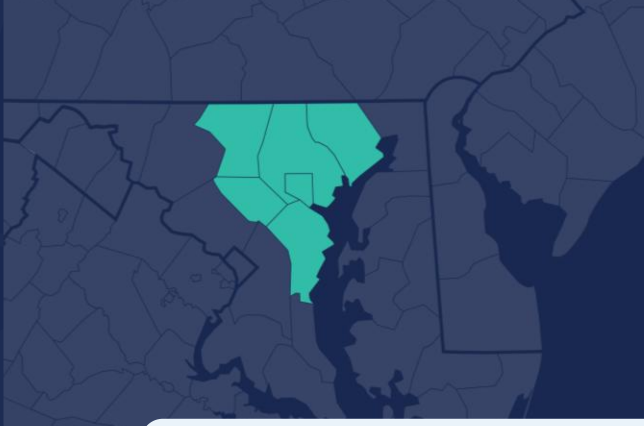
Baltimore Metro

August 2025 Housing Market Report

Prepared by Bright Research



Data as of September 5, 2025

Key Market Statistics	Aug 2025	Aug 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,788	2,806	-0.6%	21,120	21,253	-0.6%
Median Sold Price	$415,000	$395,000	+5.1%	$400,000	$385,000	+3.9%
Median Days on Market	14 days	9 days	+5 days	12 days	9 days	+3 days
New Pending Sales	2,871	2,892	-0.7%	22,258	22,557	-1.3%
New Listings	2,998	3,063	-2.1%	29,567	28,493	+3.8%
Active Listings	6,209	4,919	+26.2%	6,209	4,919	+26.2%
Months of Supply	2.35	1.90	+0.45 mos.	2.35	1.90	+0.45 mos.
Showings	53,355	51,926	+2.8%	435,044	453,418	-4.1%

Housing Market Trends

Baltimore area buyers holding back amidst a dearth of new listings. In August, there were 2,788 closed sales across the Baltimore metro area, a slight 0.6% drop from last August. The number of new pending sales in the region was down by 0.7% year-over-year.

Fewer new listings could be driving some of the pullback on the buy side. A total of 2,998 new listings came onto the market in the Baltimore metro area in August, which was 3.0% lower than July and was down 2.1% from August 2024.

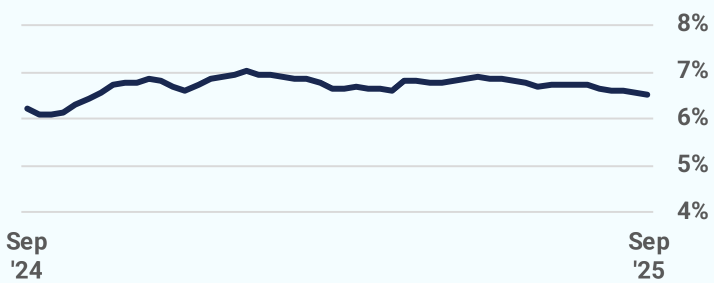
There has been a shift to more higher-end buyers in the market, which continues to push the median price higher. In August, the median sold price in the Baltimore metro area was $415,000, up 5.1% compared to a year ago. Detached home prices rose fastest, with the median sold price up 6.1% year-over-year.

Market activity slowed in August, which is part of a seasonal trend but also reflects the shifting housing market. The median days on market in August was 14, five days slower than last August.

Market Outlook

Mortgage rates eased in August but not enough to entice buyers into the market in the Baltimore metro area. Affordability is a growing constraint, particularly for first-time and moderate-income buyers in the region. Further rate drops and slower price growth will improve affordability and should bring more buyers into the market this fall.

Weekly Avg. Mortgage Rate 30-yr fixed rate



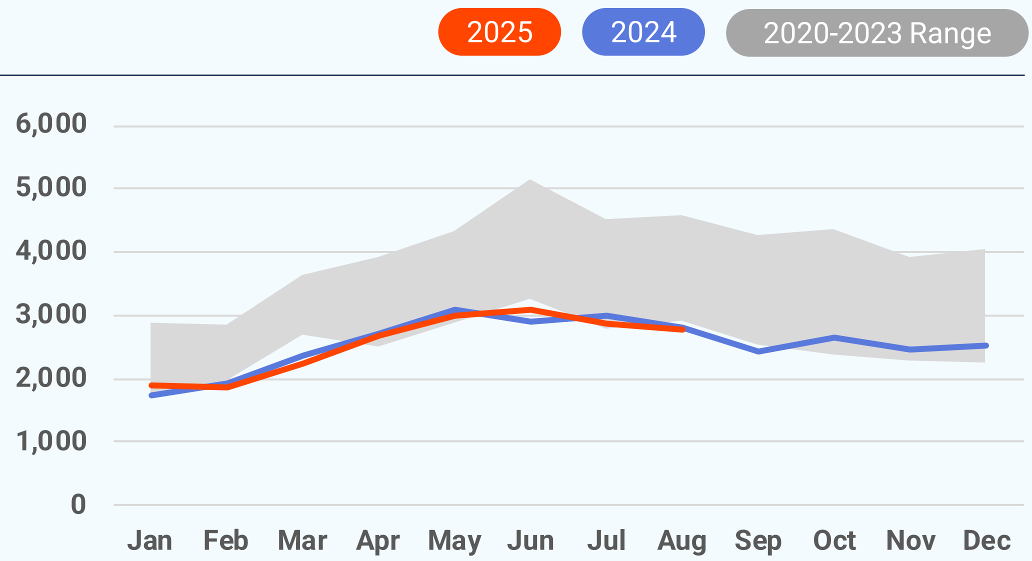
Source: Freddie Mac

Closed Sales

2,788
August 2025

-0.6%
Aug '25 vs. Aug '24
(Aug '24: 2,806)

-2.3%
Aug '25 vs. Jul '25
(Jul '25: 2,855)

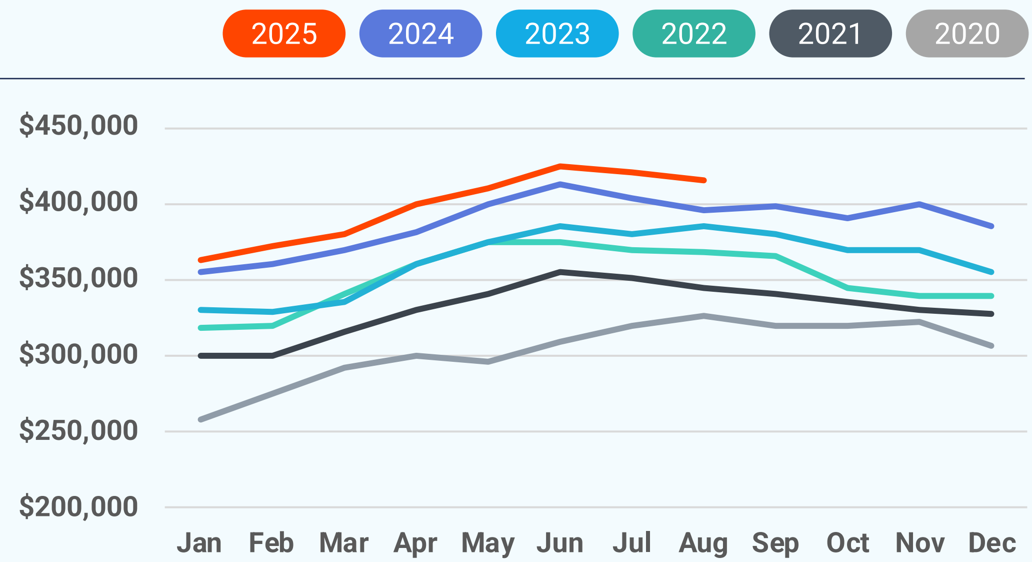


Median Sold Price

$415,000
August 2025

+5.1%
Aug '25 vs. Aug '24
(Aug '24: $395,000)

-1.2%
Aug '25 vs. Jul '25
(Jul '25: $420,000)

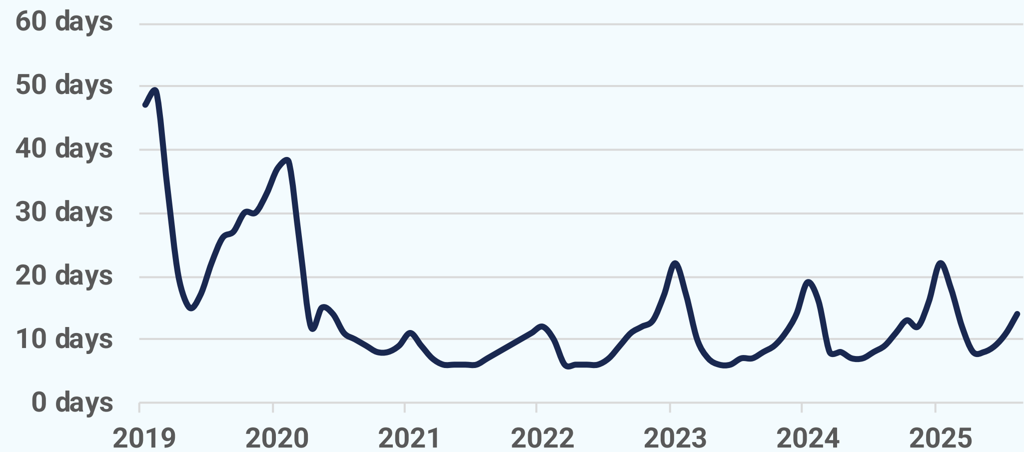


Median Days on Market

14 days
August 2025

+5 days
Aug '25 vs. Aug '24
(Aug '24: 9 days)

+3 days
Aug '25 vs. Jul '25
(Jul '25: 11 days)

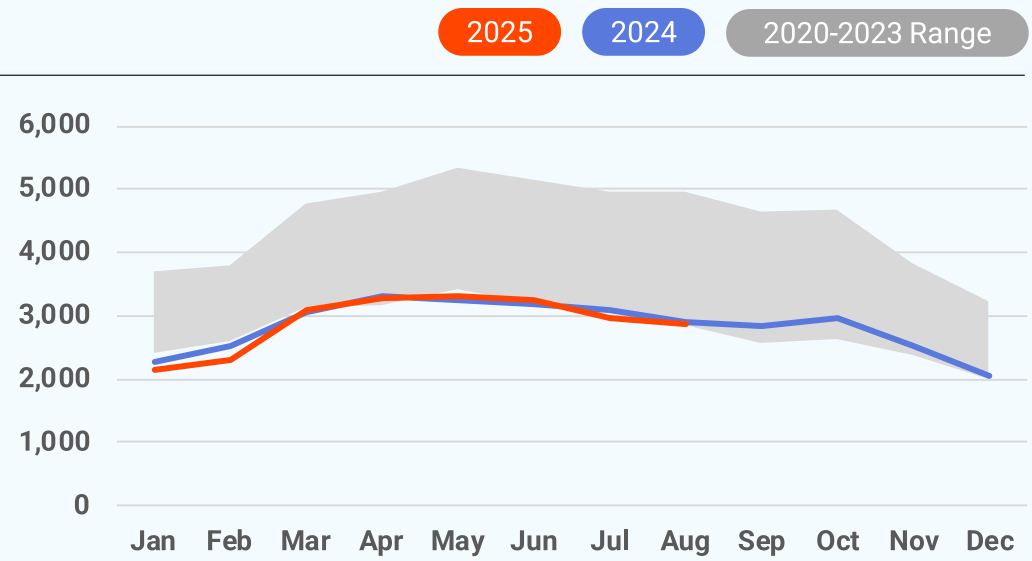


New Pending Sales

2,871
August 2025

-0.7%
Aug '25 vs. Aug '24
(Aug '24: 2,892)

-2.9%
Aug '25 vs. Jul '25
(Jul '25: 2,957)

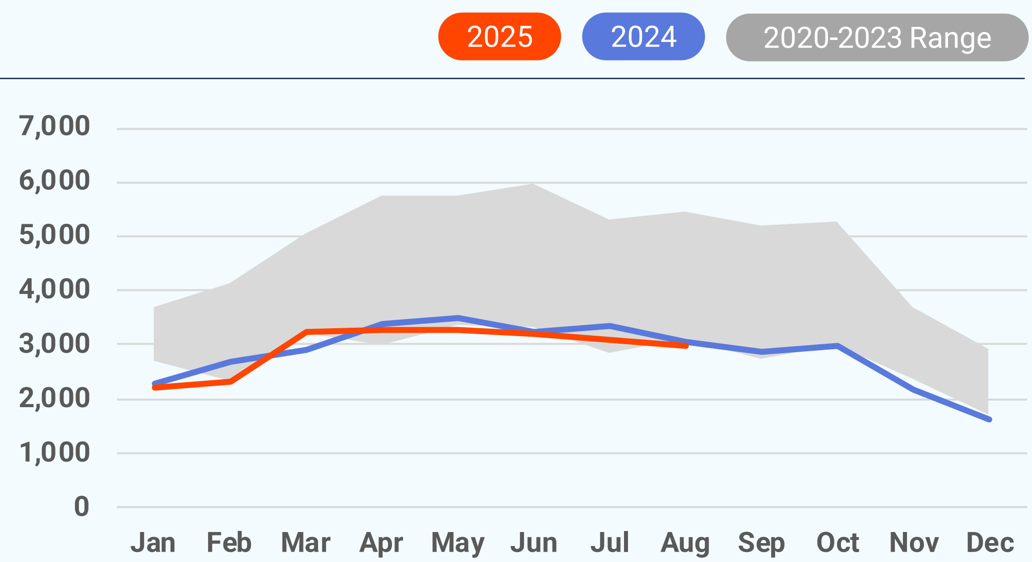


New Listings

2,998
August 2025

-2.1%
Aug '25 vs. Aug '24
(Aug '24: 3,063)

-3.0%
Aug '25 vs. Jul '25
(Jul '25: 3,091)



Active Listings

6,209
August 2025

+26.2%
Aug '25 vs. Aug '24
(Aug '24: 4,919)

+3.4%
Aug '25 vs. Jul '25
(Jul '25: 6,002)

Local Markets

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
Baltimore Metro	2,788	-0.6%	$415,000	+5.1%	14 days	+5 days
Anne Arundel County, MD	677	-0.1%	$500,565	+3.2%	14 days	+6 days
Baltimore City, MD	626	-5.6%	$249,949	+9.1%	24 days	+4 days
Baltimore County, MD	743	+4.9%	$365,000	+1.9%	13 days	+4 days
Carroll County, MD	183	+2.8%	$515,000	+14.4%	8 days	+2 days
Harford County, MD	266	+3.9%	$420,000	+9.1%	12 days	+3 days
Howard County, MD	293	-9.3%	$640,000	+5.8%	11 days	+5 days

Local Markets

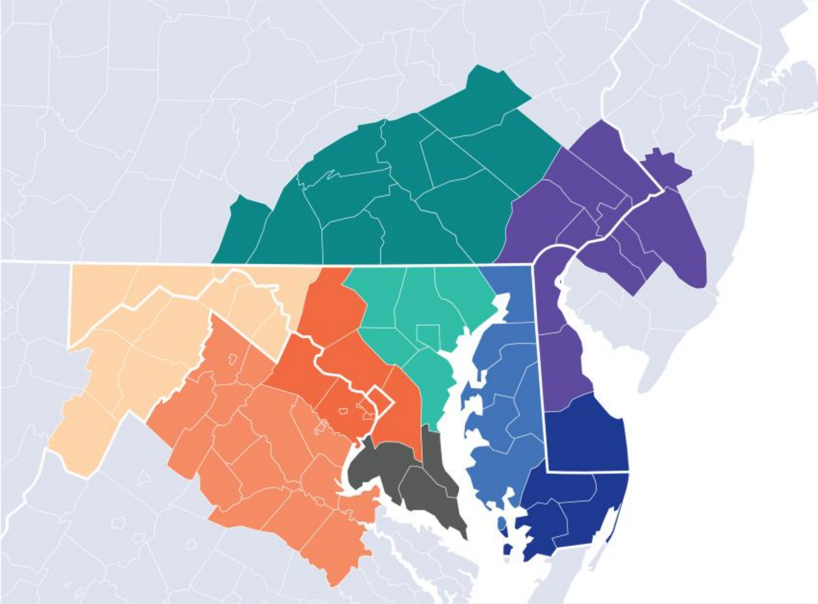
Local Markets	New Pending Sales		New Listings		Showings	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
Baltimore Metro	2,871	-0.7%	2,998	-2.1%	53,355	+2.8%
Anne Arundel County, MD	671	+0.3%	603	-7.2%	12,097	+6.9%
Baltimore City, MD	660	-4.1%	933	+5.4%	12,292	+2.2%
Baltimore County, MD	749	-2.3%	746	-3.0%	14,120	-4.4%
Carroll County, MD	183	-4.2%	167	-20.5%	3,094	+17.1%
Harford County, MD	277	+0.0%	264	-2.9%	4,231	-8.3%
Howard County, MD	331	+10.3%	285	+2.9%	7,521	+14.6%

Local Markets

	Active Listings		Months of Supply	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
Baltimore Metro	6,209	+26.2%	2.35	+0.45 months
Anne Arundel County, MD	1,115	+38.9%	1.82	+0.46 months
Baltimore City, MD	2,406	+17.2%	3.79	+0.64 months
Baltimore County, MD	1,341	+21.9%	1.91	+0.3 months
Carroll County, MD	318	+34.7%	2.04	+0.39 months
Harford County, MD	543	+31.2%	2.07	+0.28 months
Howard County, MD	486	+55.3%	1.78	+0.67 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 was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.

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

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

Baltimore Metro

August 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 5, 2025

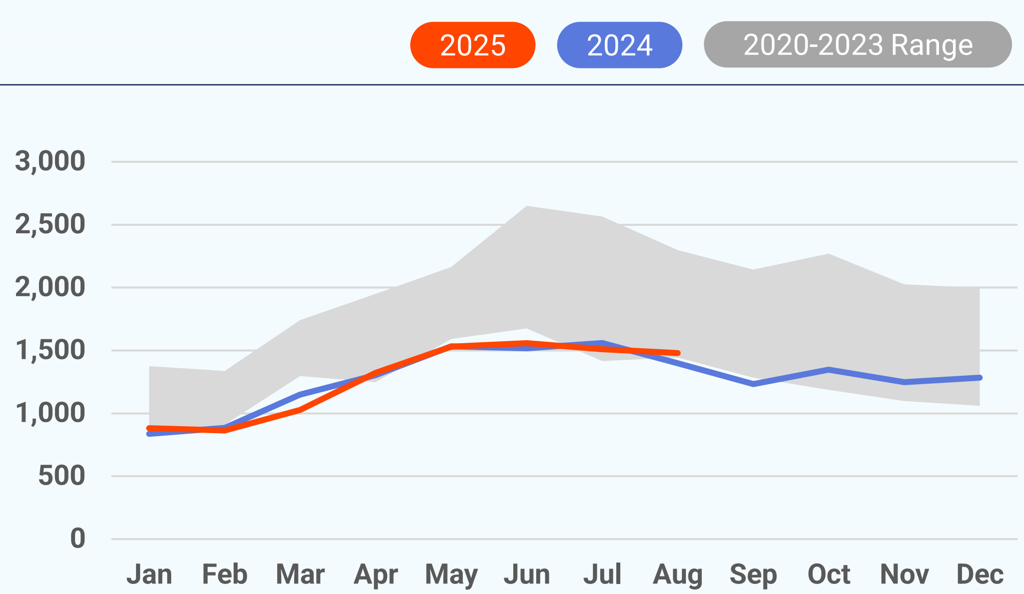
Key Market Statistics	Aug 2025	Aug 2024	Change
Closed Sales	1,479	1,397	+5.9%
Median Sold Price	$525,000	$495,000	+6.1%
Median Days on Market	14 days	9 days	+5 days
New Pending Sales	1,515	1,427	+6.2%
New Listings	1,394	1,364	+2.2%
Active Listings	2,810	2,177	+29.1%
Months of Supply	2.14	1.71	+0.43 mos.

Closed Sales

1,479
August 2025

+5.9%
Aug '25 vs. Aug '24
(Aug '24: 1,397)

-2.1%
Aug '25 vs. Jul '25
(Jul '25: 1,511)



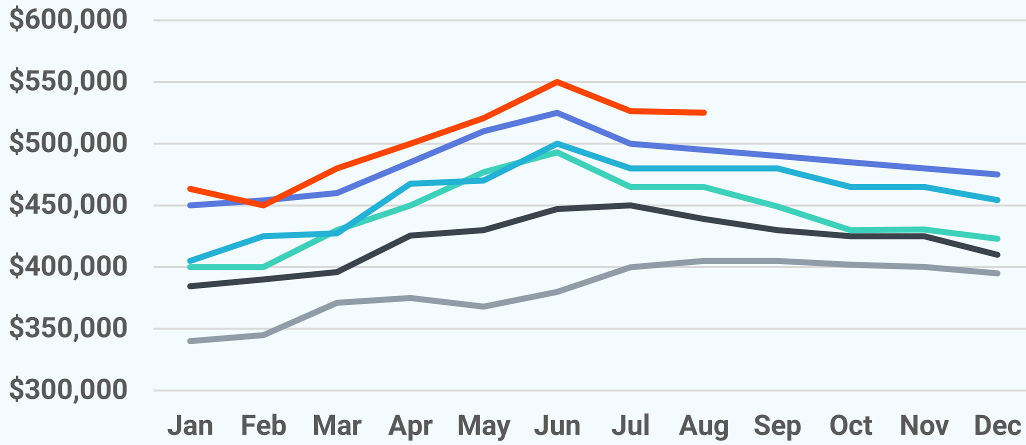
Median Sold Price

2025 2024 2023 2022 2021 2020

$525,000
August 2025

+6.1%
Aug '25 vs. Aug '24
(Aug '24: $495,000)

-0.3%
Aug '25 vs. Jul '25
(Jul '25: $526,500)



Median Days on Market

14 days
August 2025

+5 days
Aug '25 vs. Aug '24
(Aug '24: 9 days)

+3 days
Aug '25 vs. Jul '25
(Jul '25: 11 days)

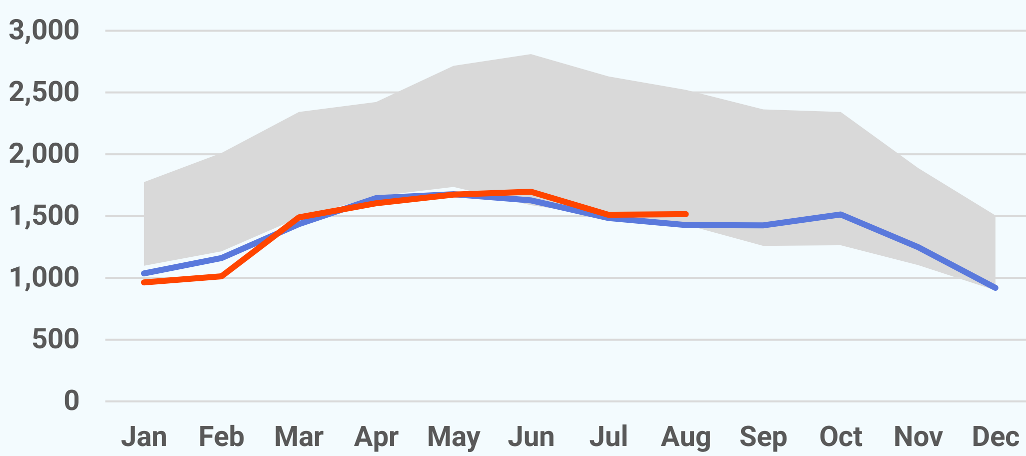
New Pending Sales

2025 2024 2020-2023 Range

1,515
August 2025

+6.2%
Aug '25 vs. Aug '24
(Aug '24: 1,427)

+0.3%
Aug '25 vs. Jul '25
(Jul '25: 1,510)

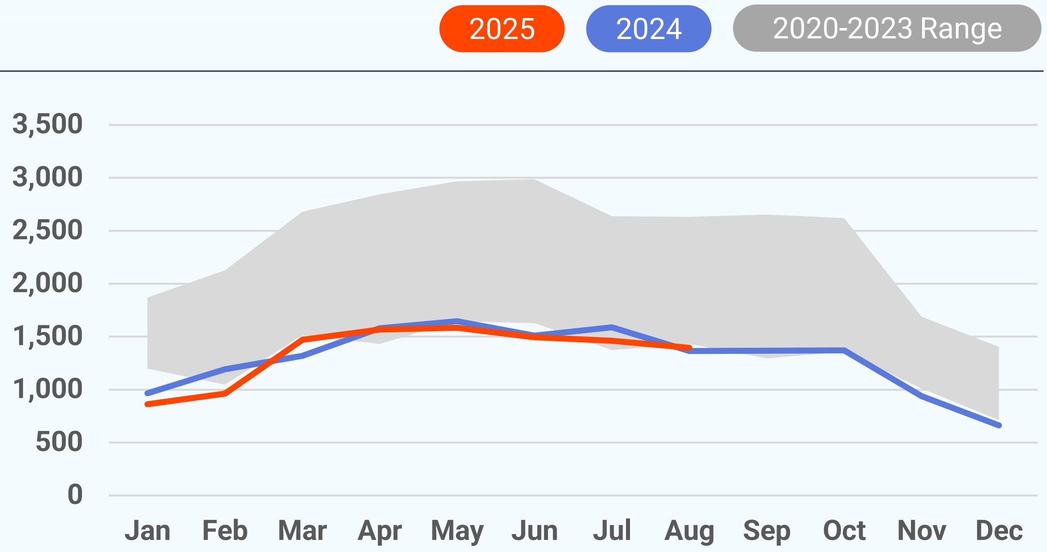


New Listings

1,394
August 2025

+2.2%
Aug '25 vs. Aug '24
(Aug '24: 1,364)

-4.6%
Aug '25 vs. Jul '25
(Jul '25: 1,461)

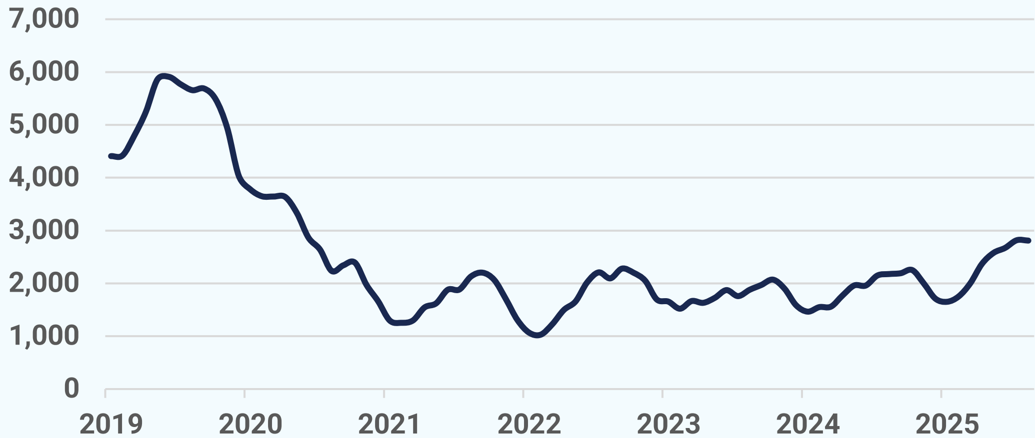


Active Listings

2,810
August 2025

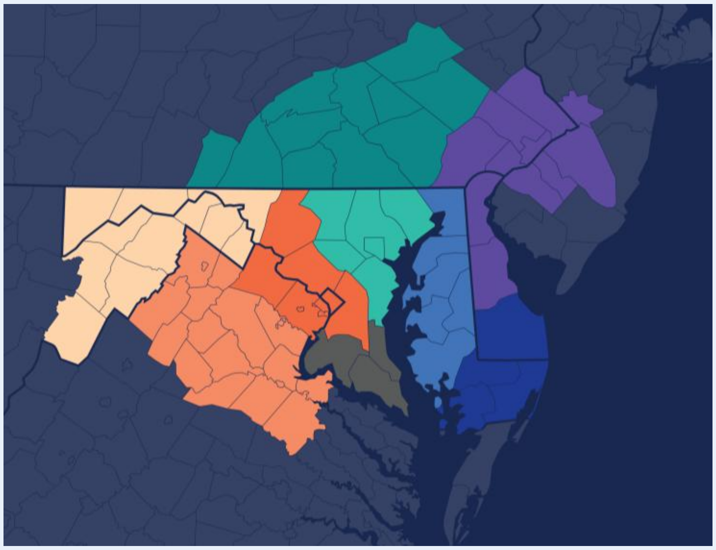
+29.1%
Aug '25 vs. Aug '24
(Aug '24: 2,177)

-0.2%
Aug '25 vs. Jul '25
(Jul '25: 2,817)



About Bright MLS

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.



Baltimore Metro

August 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 5, 2025

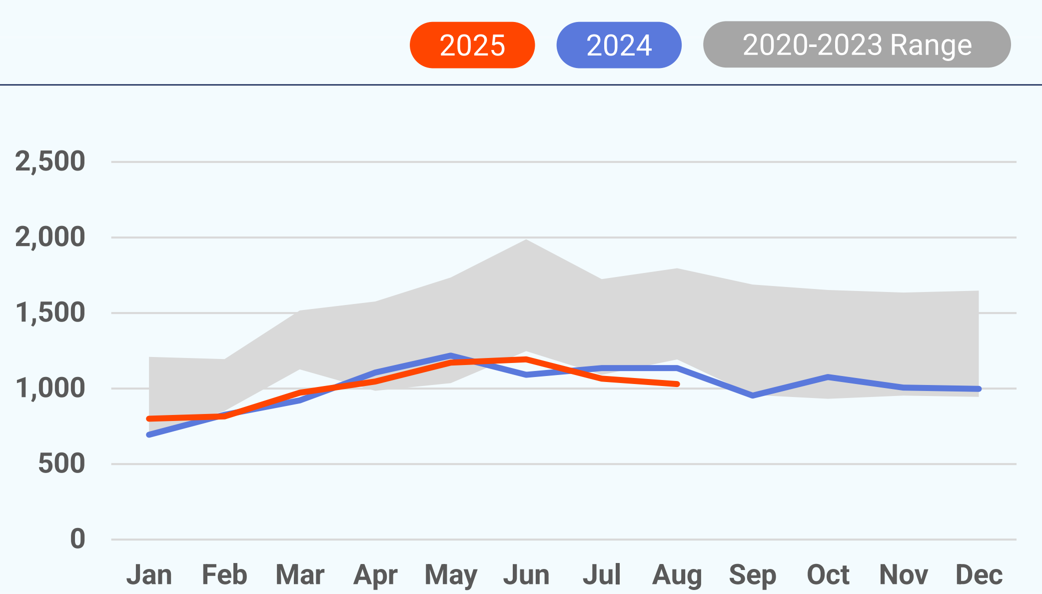
Key Market Statistics	Aug 2025	Aug 2024	Change
Closed Sales	1,029	1,136	-9.4%
Median Sold Price	$320,000	$310,000	+3.2%
Median Days on Market	13 days	10 days	+3 days
New Pending Sales	1,056	1,205	-12.4%
New Listings	1,295	1,405	-7.8%
Active Listings	2,686	2,234	+20.2%
Months of Supply	2.54	2.15	+0.39 mos.

Closed Sales

1,029
August 2025

-9.4%
Aug '25 vs. Aug '24
(Aug '24: 1,136)

-3.5%
Aug '25 vs. Jul '25
(Jul '25: 1,066)

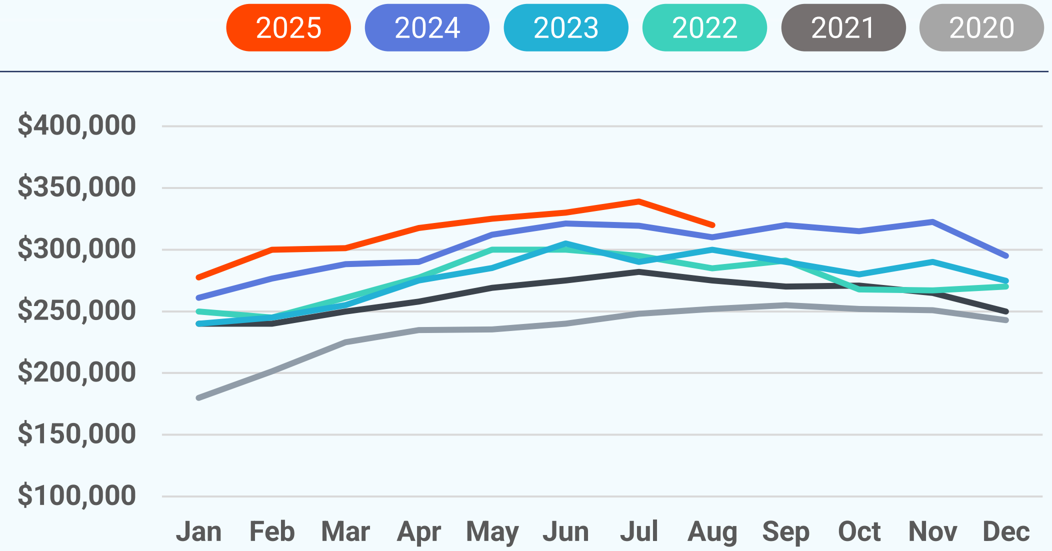


Median Sold Price

$320,000
August 2025

+3.2%
Aug '25 vs. Aug '24
(Aug '24: $310,000)

-5.6%
Aug '25 vs. Jul '25
(Jul '25: $339,000)



Median Days on Market

13 days
August 2025

+3 days
Aug '25 vs. Aug '24
(Aug '24: 10 days)

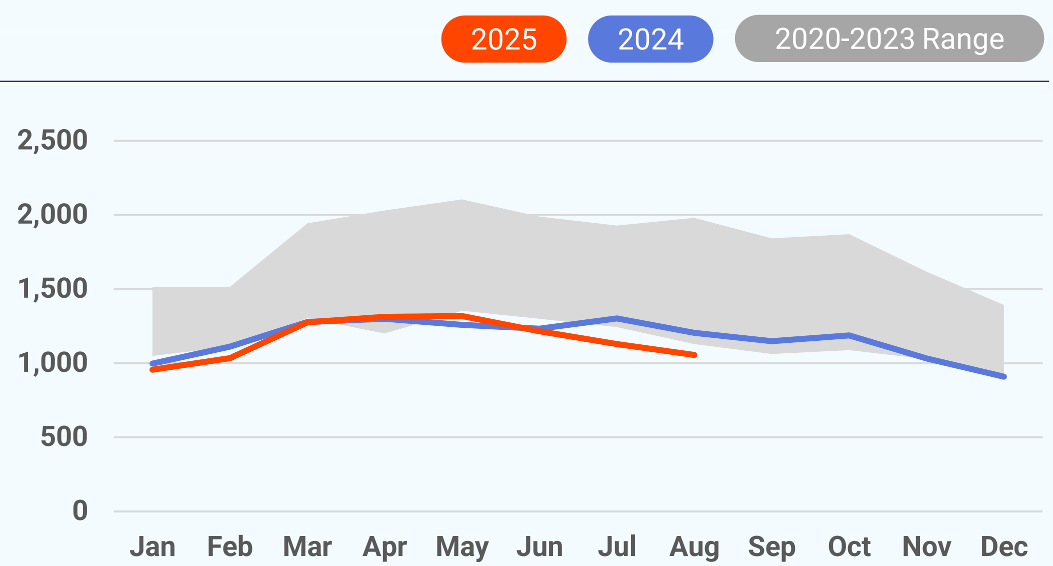
+2 days
Aug '25 vs. Jul '25
(Jul '25: 11 days)

New Pending Sales

1,056
August 2025

-12.4%
Aug '25 vs. Aug '24
(Aug '24: 1,205)

-6.5%
Aug '25 vs. Jul '25
(Jul '25: 1,129)

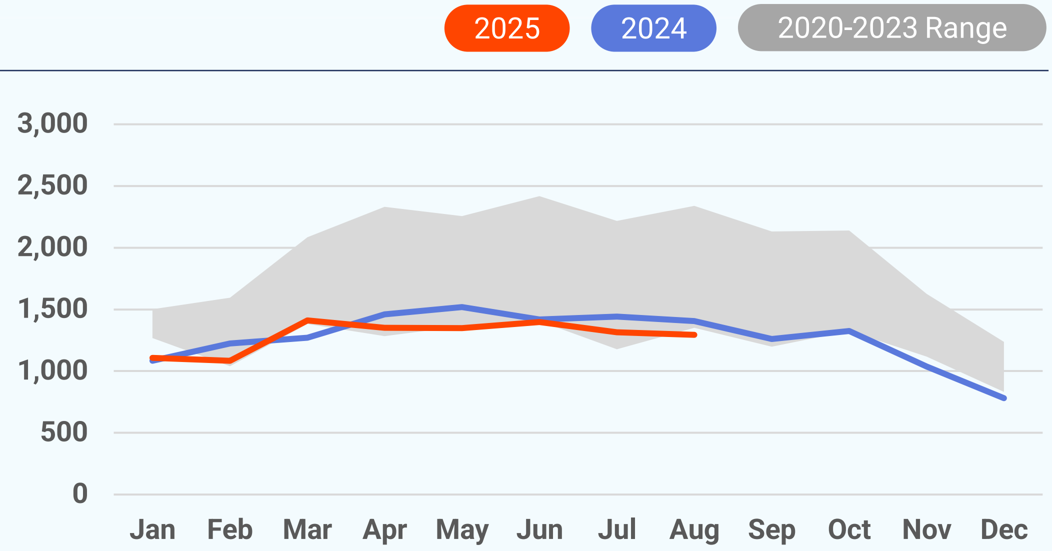


New Listings

1,295
August 2025

-7.8%
Aug '25 vs. Aug '24
(Aug '24: 1,405)

-1.5%
Aug '25 vs. Jul '25
(Jul '25: 1,315)

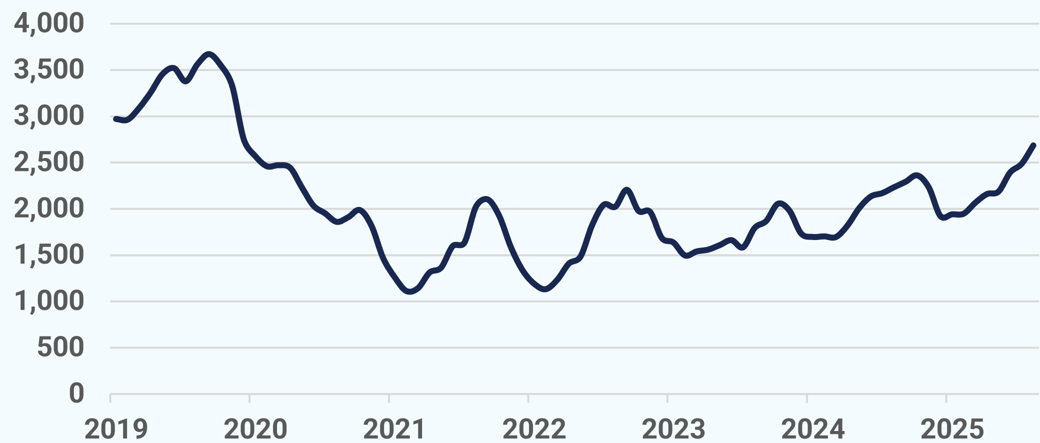


Active Listings

2,686
August 2025

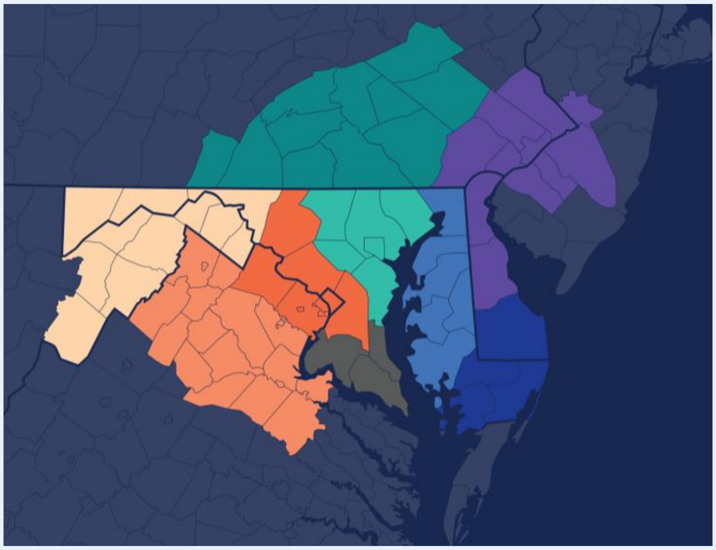
+20.2%
Aug '25 vs. Aug '24
(Aug '24: 2,234)

+8.0%
Aug '25 vs. Jul '25
(Jul '25: 2,488)



About Bright MLS

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.



Baltimore Metro

August 2025 Condos Report

Prepared by Bright Research

Data as of September 5, 2025

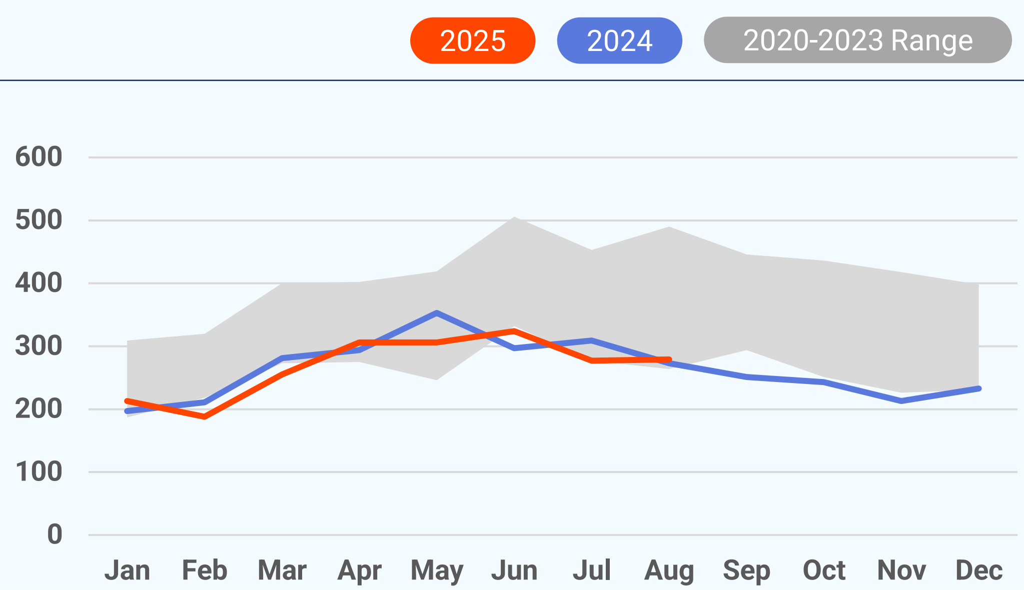
Key Market Statistics	Aug 2025	Aug 2024	Change
Closed Sales	279	273	+2.2%
Median Sold Price	$300,000	$305,000	-1.6%
Median Days on Market	23 days	10 days	+13 days
New Pending Sales	300	259	+15.8%
New Listings	308	292	+5.5%
Active Listings	713	508	+40.4%
Months of Supply	2.65	1.85	+0.80 mos.

Closed Sales

279
August 2025

+2.2%
Aug '25 vs. Aug '24
(Aug '24: 273)

+0.7%
Aug '25 vs. Jul '25
(Jul '25: 277)



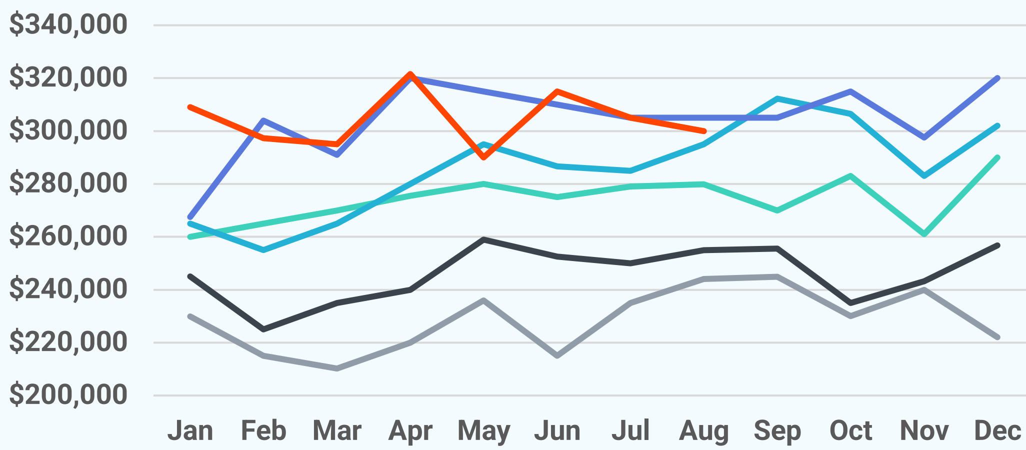
Median Sold Price

2025 2024 2023 2022 2021 2020

$300,000
August 2025

-1.6%
Aug '25 vs. Aug '24
(Aug '24: $305,000)

-1.6%
Aug '25 vs. Jul '25
(Jul '25: $305,000)



Median Days on Market

23 days
August 2025

+13 days
Aug '25 vs. Aug '24
(Aug '24: 10 days)

+6 days
Aug '25 vs. Jul '25
(Jul '25: 17 days)

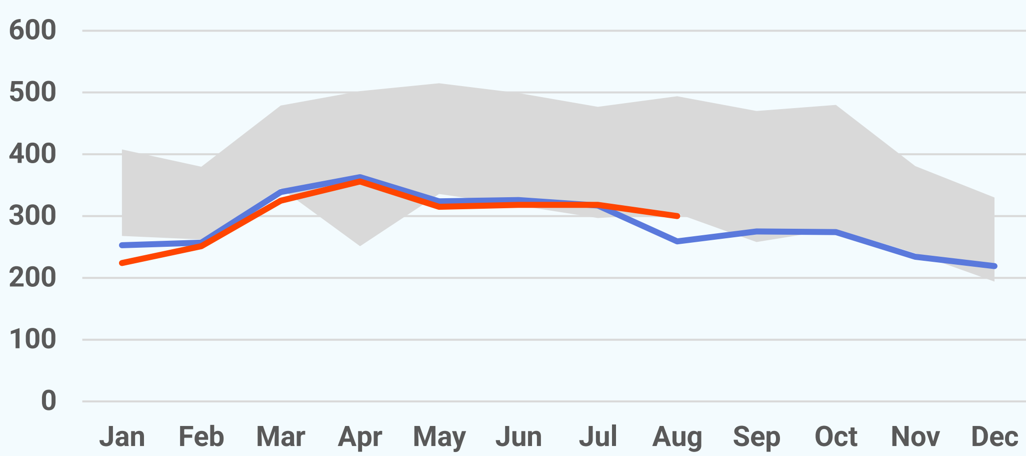
New Pending Sales

2025 2024 2020-2023 Range

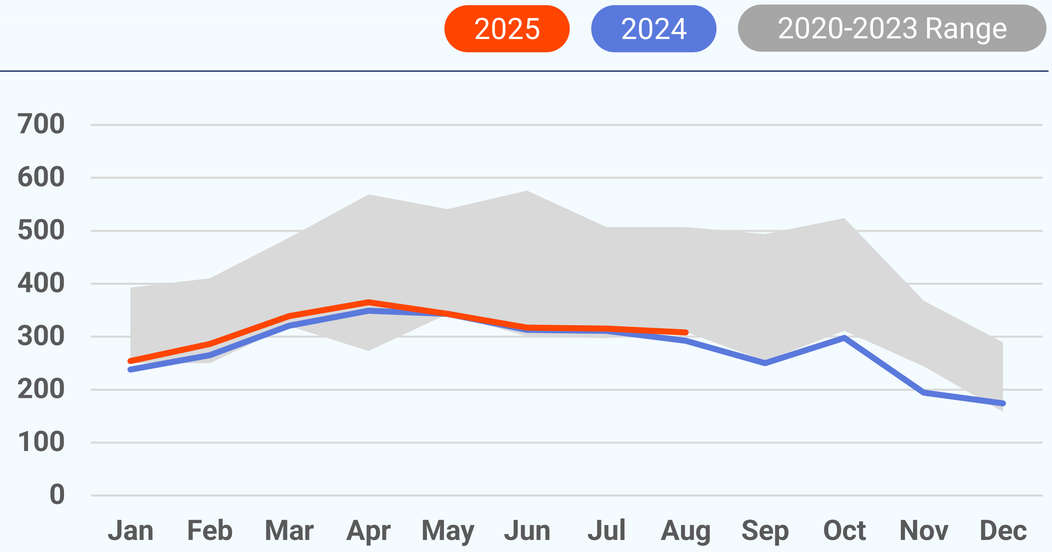
300
August 2025

+15.8%
Aug '25 vs. Aug '24
(Aug '24: 259)

-5.7%
Aug '25 vs. Jul '25
(Jul '25: 318)



New Listings



308
August 2025

+5.5%
Aug '25 vs. Aug '24
(Aug '24: 292)

-2.2%
Aug '25 vs. Jul '25
(Jul '25: 315)

Active Listings

713
August 2025

+40.4%
Aug '25 vs. Aug '24
(Aug '24: 508)

+2.3%
Aug '25 vs. Jul '25
(Jul '25: 697)

About Bright MLS

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.