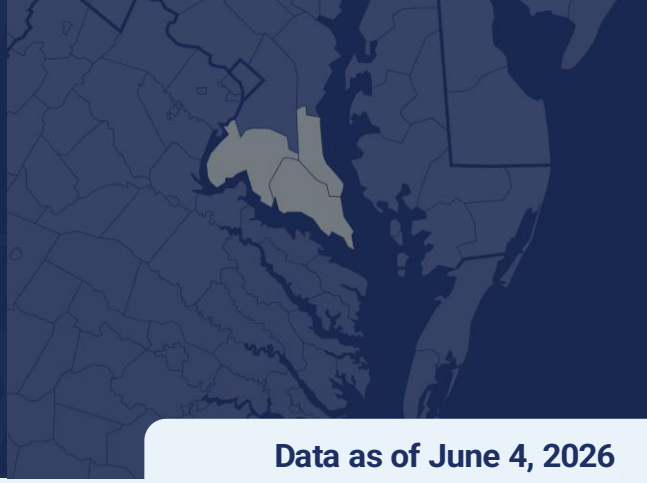
Southern Maryland

May 2026 Housing Market Report

Prepared by Bright Research



Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	467	436	+7.1%	1,900	1,818	+4.5%
Median Sold Price	$456,000	$465,000	-1.9%	$449,000	$440,000	+2.0%
Median Days on Market	14 days	11 days	+3 days	24 days	17 days	+7 days
New Pending Sales	586	525	+11.6%	2,327	2,138	+8.8%
New Listings	515	544	-5.3%	2,939	2,797	+5.1%
Active Listings	1,031	930	+10.9%	1,031	930	+10.9%
Months of Supply	2.51	2.31	+0.2 mos.	2.51	2.31	+0.2 mos.
Showings	9,198	8,567	+7.4%	39,228	36,783	+6.6%

Housing Market Trends

A surge of buyer interest in Southern Maryland in May. Counter to most other regions in the Mid-Atlantic, 2026 sales activity in Southern Maryland is outpacing 2025 levels. In May, there were 467 total sales across the region, a 7.1% increase from a year ago. The number of new pending sales was up 11.6% year-over-year. Sales were strongest in Calvert and St. Mary's counties.

Home price growth has been uneven over the past few months. In May, the median sold price was $465,000, which was down 1.9% compared to a year ago. Prices fell in Calvert and Charles counties, while the median price was higher in St. Mary's County.

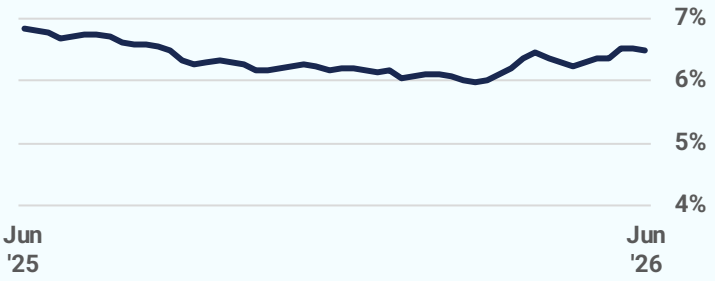
Inventory had been on the rise in 2026, but new listing activity hit a roadblock in May. There were just 515 new listings that came onto the market in May, down 5.3% from a year ago and below the number of May new contracts.

As the market shifts, homes are taking a little longer to sell. The median days on market in May was 14, three days slower than a year ago.

Market Outlook

The Southern Maryland housing market is showing signs of resiliency following a very slow 2025. While affordability and elevated mortgage rates remain constraints, the increase in inventory has brought out more buyers. If new listing activity turns around next month, it is likely we will see more buyers in Southern Maryland this summer.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

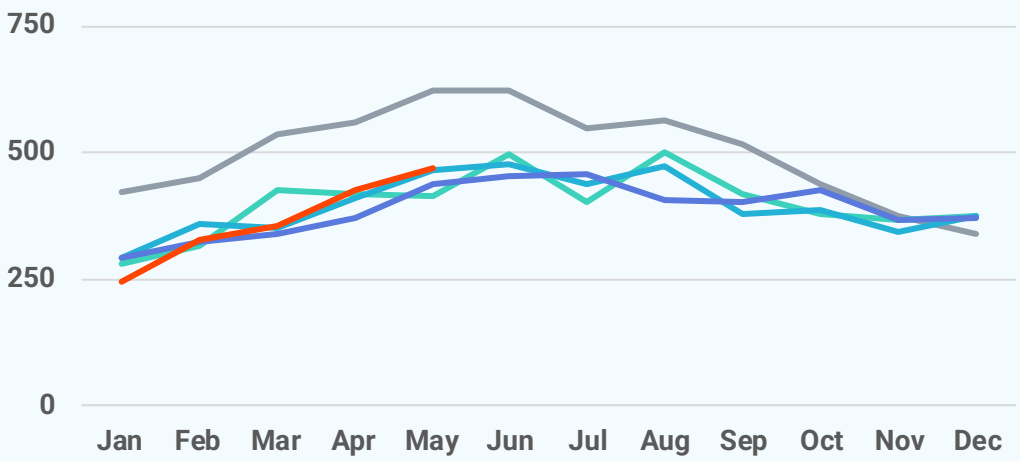
Closed Sales

2026 2025 2024 2023 2022

467
May 2026

+7.1%
May '26 vs. May '25
(May '25: 436)

+9.6%
May '26 vs. Apr '26
(Apr '26: 426)



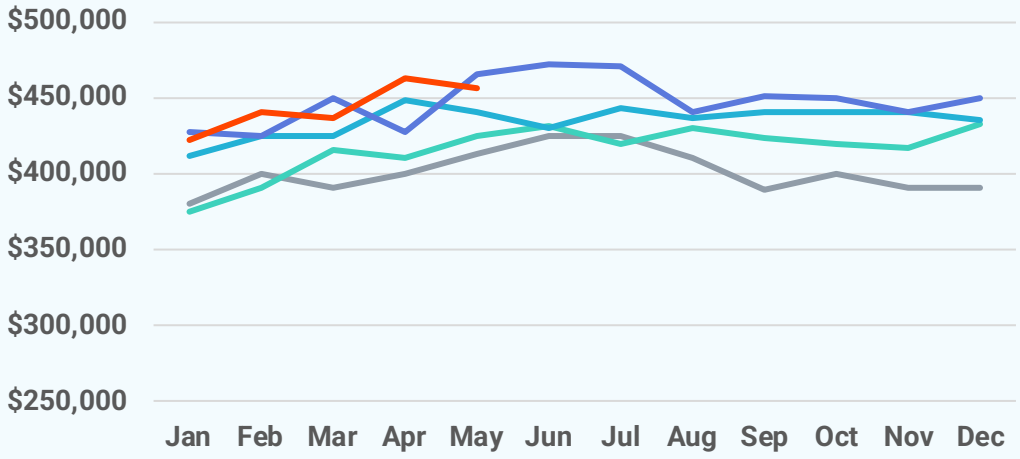
Median Sold Price

2026 2025 2024 2023 2022

$456,000
May 2026

-1.9%
May '26 vs. May '25
(May '25: $465,000)

-1.6%
May '26 vs. Apr '26
(Apr '26: $463,295)



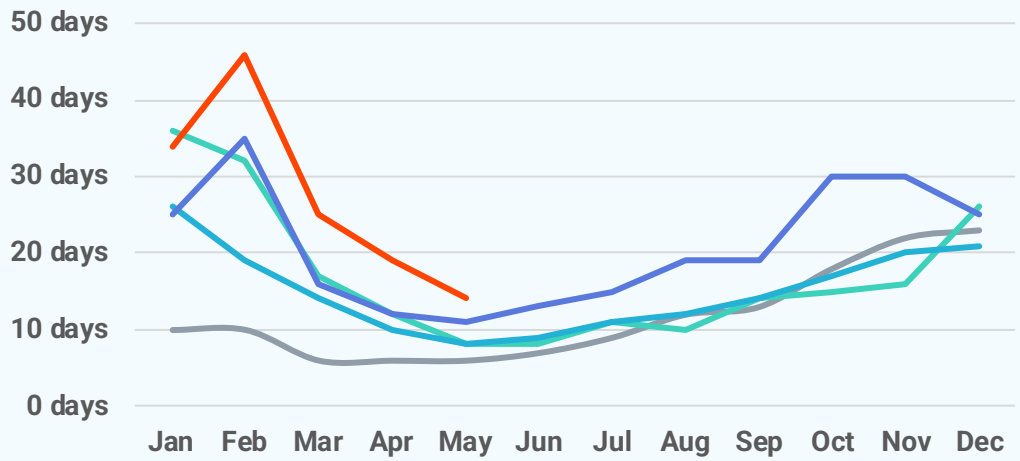
Median Days on Market

2026 2025 2024 2023 2022

14 days
May 2026

+3 days
May '26 vs. May '25
(May '25: 11 days)

-5 days
May '26 vs. Apr '26
(Apr '26: 19 days)



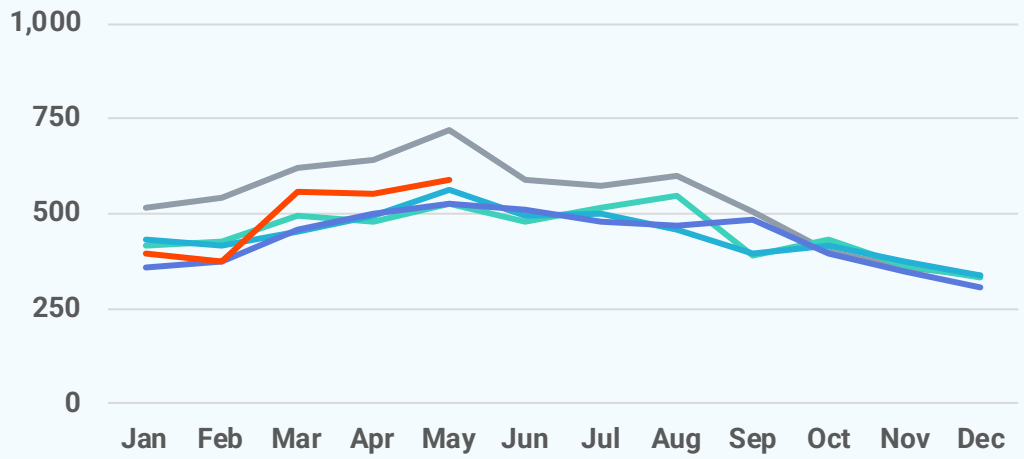
New Pending Sales

2026 2025 2024 2023 2022

586
May 2026

+11.6%
May '26 vs. May '25
(May '25: 525)

+6.4%
May '26 vs. Apr '26
(Apr '26: 551)



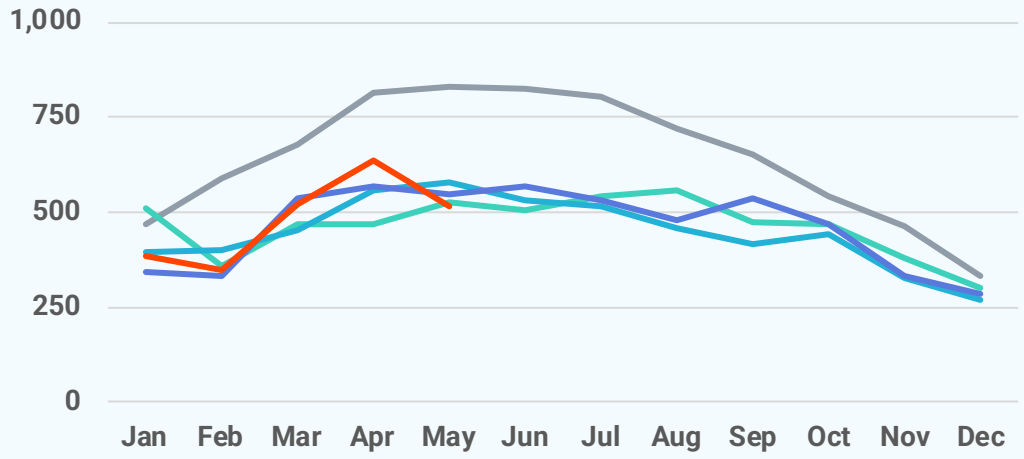
New Listings

2026 2025 2024 2023 2022

515
May 2026

-5.3%
May '26 vs. May '25
(May '25: 544)

-19.2%
May '26 vs. Apr '26
(Apr '26: 637)



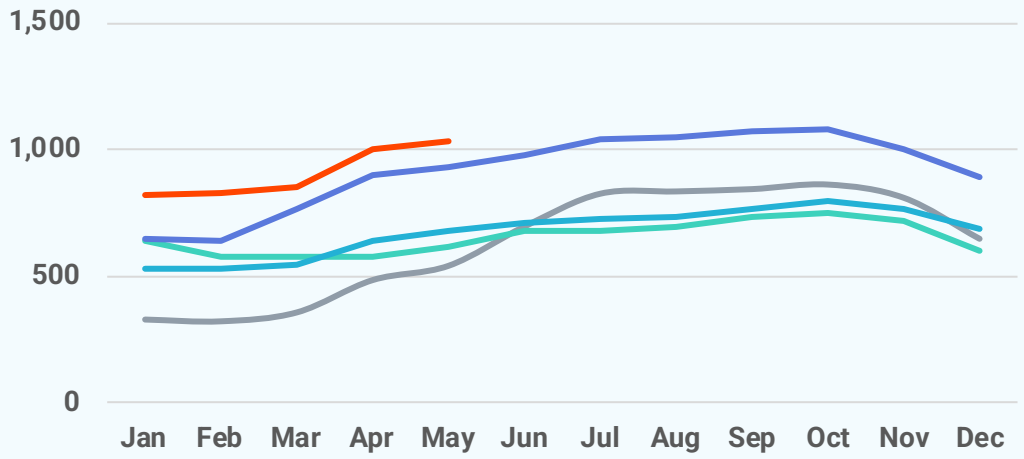
Active Listings

2026 2025 2024 2023 2022

1,031
May 2026

+10.9%
May '26 vs. May '25
(May '25: 930)

+3.1%
May '26 vs. Apr '26
(Apr '26: 1,000)



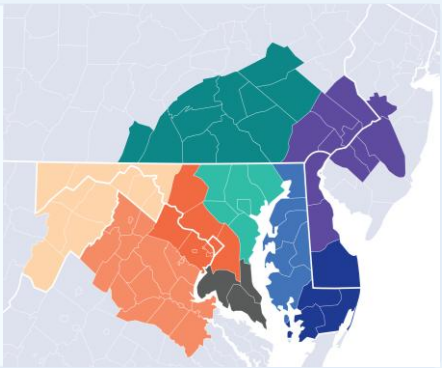
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Southern MD	467	+7.1%	$456,000	-1.9%	14 days	+3 days
Calvert County, MD	138	+27.8%	$485,000	-14.9%	9 days	+1 day
Charles County, MD	196	-2.0%	$439,900	-3.1%	23 days	+9 days
Saint Mary's County, MD	133	+3.9%	$463,275	+6.5%	8 days	+0 days

Local Markets	New Pending Sales		New Listings		Showings	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Southern MD	586	+11.6%	515	-5.3%	9,198	+7.4%
Calvert County, MD	156	+21.9%	134	+5.5%	2,510	+7.6%
Charles County, MD	264	+1.5%	245	-10.9%	4,573	+9.8%
Saint Mary's County, MD	166	+21.2%	136	-4.2%	2,115	+2.2%

Local Markets	Active Listings		Months of Supply	
	May '26	vs. May '25	May '26	vs. May '25
Southern MD	1,031	+10.9%	2.51	+0.2 months
Calvert County, MD	258	+20.6%	2.58	+0.35 months
Charles County, MD	564	+15.6%	2.83	+0.35 months
Saint Mary's County, MD	209	-8.3%	1.88	-0.21 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

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

Southern Maryland

May 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of June 4, 2026

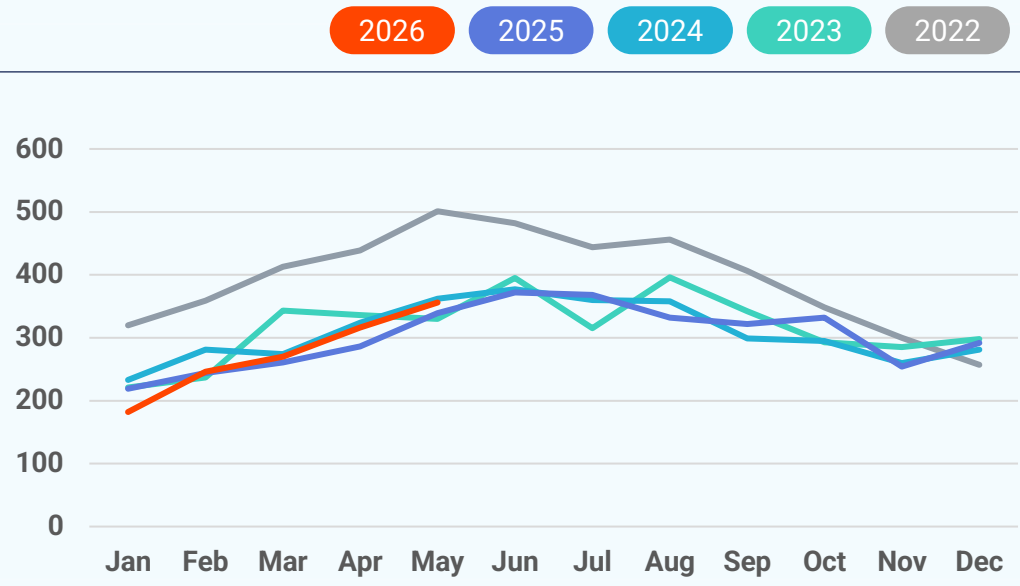
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	356	339	+5.0%
Median Sold Price	$500,000	$505,000	-1.0%
Median Days on Market	12 days	10 days	+2 days
New Pending Sales	445	402	+10.7%
New Listings	387	432	-10.4%
Active Listings	812	764	+6.3%
Months of Supply	2.58	2.47	+0.11 mos.

Closed Sales

356
May 2026

+5.0%
May '26 vs. May '25
(May '25: 339)

+12.7%
May '26 vs. Apr '26
(Apr '26: 316)



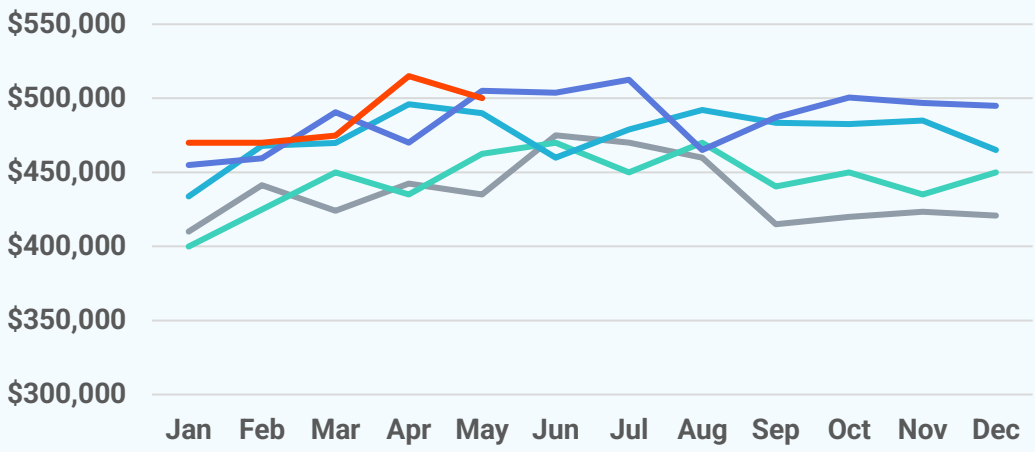
Median Sold Price

2026 2025 2024 2023 2022

$500,000
May 2026

-1.0%
May '26 vs. May '25
(May '25: $505,000)

-2.9%
May '26 vs. Apr '26
(Apr '26: $515,000)



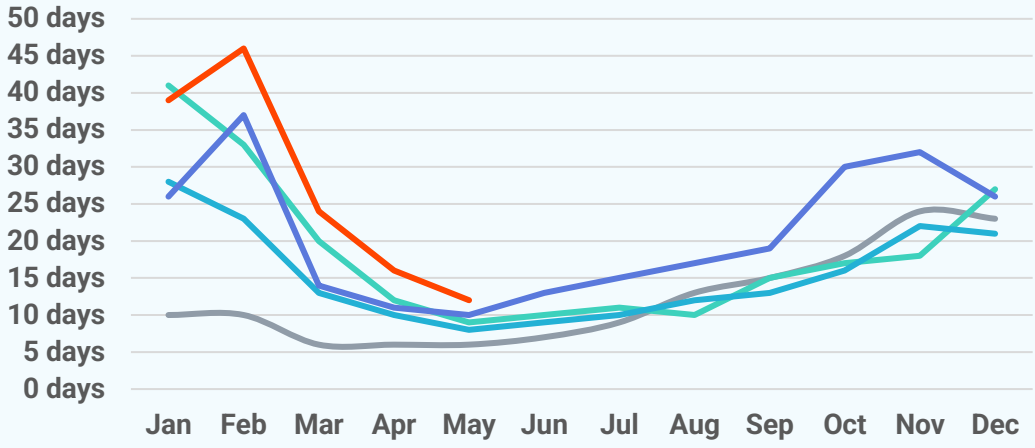
Median Days on Market

2026 2025 2024 2023 2022

12 days
May 2026

+2 days
May '26 vs. May '25
(May '25: 10 days)

-4 days
May '26 vs. Apr '26
(Apr '26: 16 days)



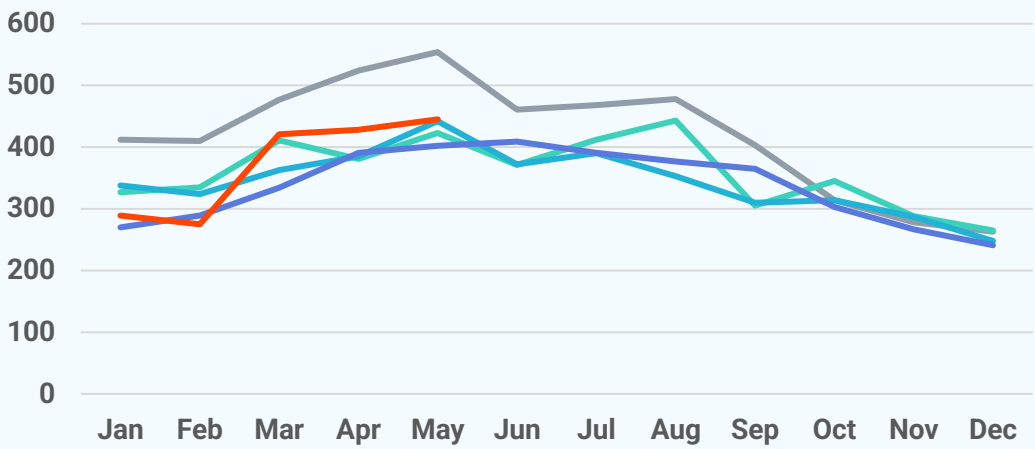
New Pending Sales

2026 2025 2024 2023 2022

445
May 2026

+10.7%
May '26 vs. May '25
(May '25: 402)

+4.0%
May '26 vs. Apr '26
(Apr '26: 428)



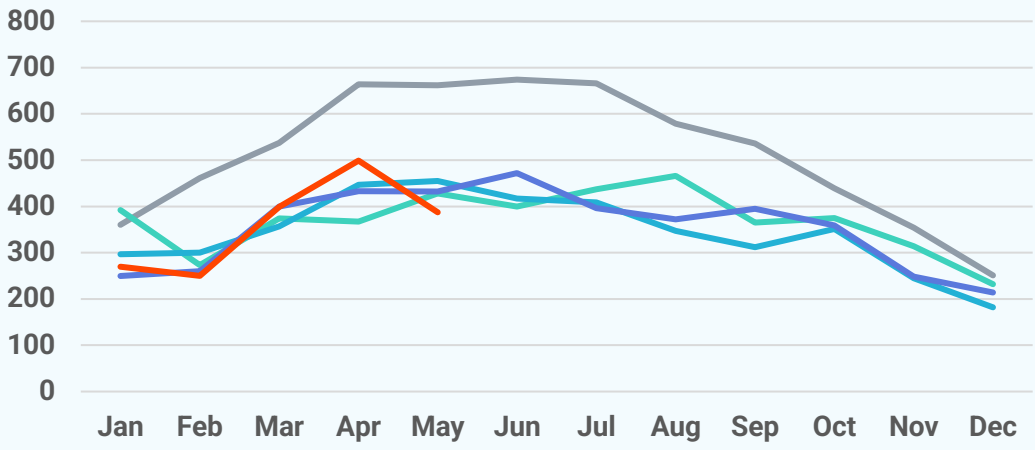
New Listings

2026 2025 2024 2023 2022

387
May 2026

-10.4%
May '26 vs. May '25
(May '25: 432)

-22.4%
May '26 vs. Apr '26
(Apr '26: 499)



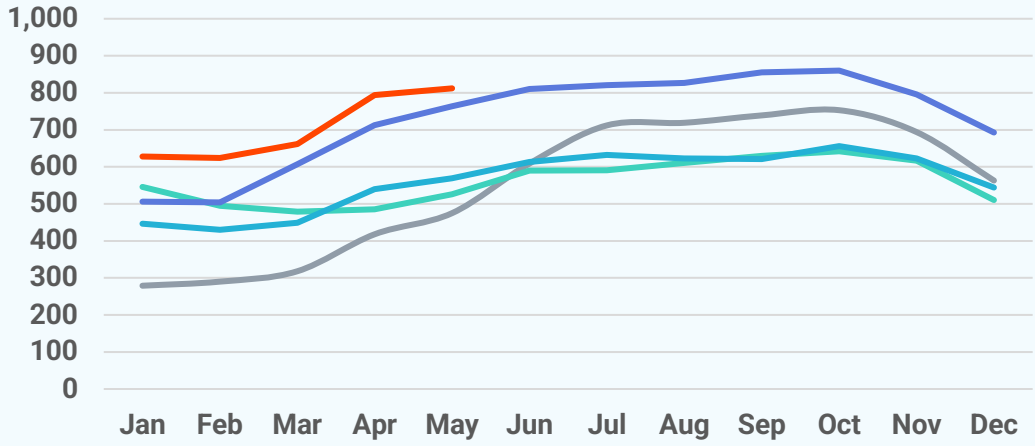
Active Listings

2026 2025 2024 2023 2022

812
May 2026

+6.3%
May '26 vs. May '25
(May '25: 764)

+2.3%
May '26 vs. Apr '26
(Apr '26: 794)



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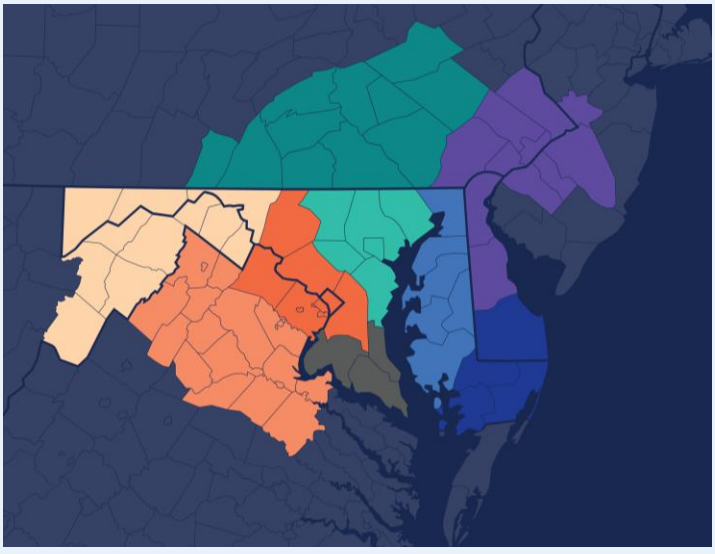


Southern Maryland

May 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of June 4, 2026

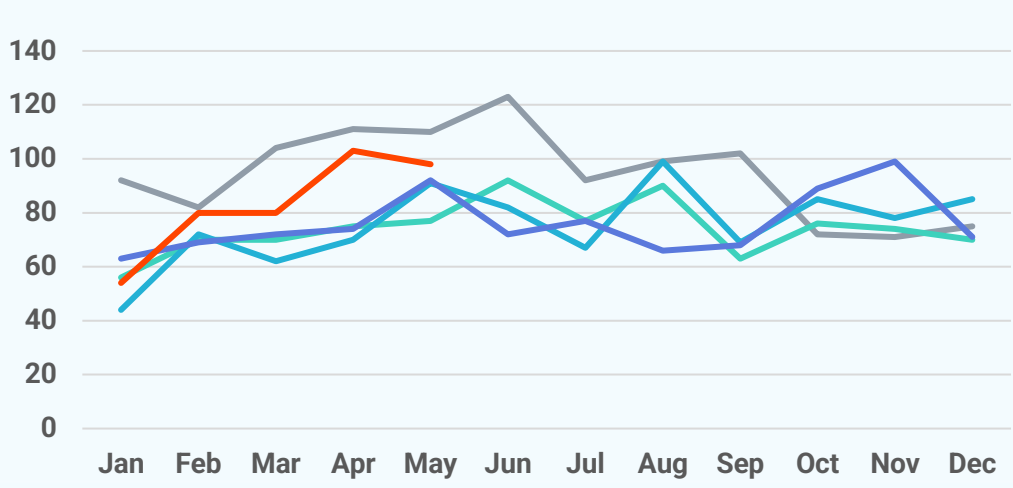
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	98	92	+6.5%
Median Sold Price	$392,000	$380,000	+3.2%
Median Days on Market	18 days	14 days	+4 days
New Pending Sales	133	114	+16.7%
New Listings	122	101	+20.8%
Active Listings	206	135	+52.6%
Months of Supply	2.40	1.61	+0.79 mos.

Closed Sales

98
May 2026

+6.5%
May '26 vs. May '25
(May '25: 92)

-4.9%
May '26 vs. Apr '26
(Apr '26: 103)



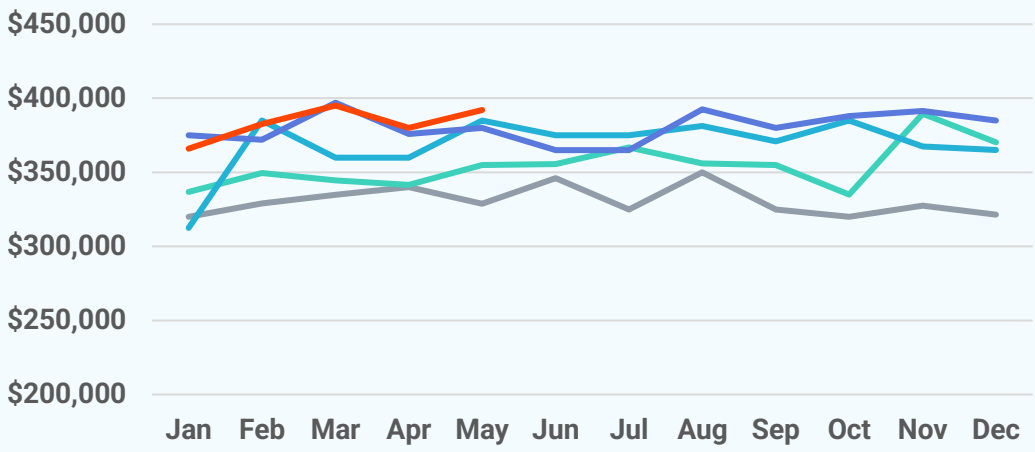
Median Sold Price

2026 2025 2024 2023 2022

$392,000
May 2026

+3.2%
May '26 vs. May '25
(May '25: $380,000)

+3.2%
May '26 vs. Apr '26
(Apr '26: $380,000)



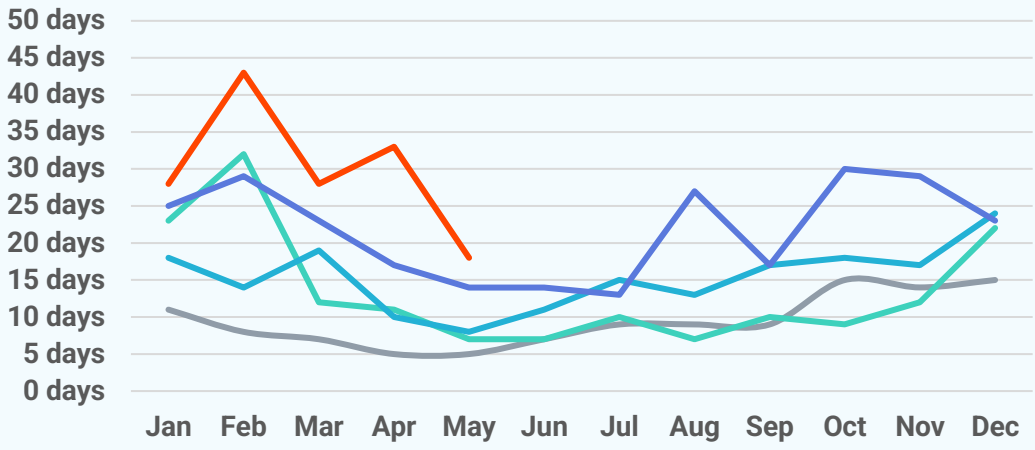
Median Days on Market

2026 2025 2024 2023 2022

18 days
May 2026

+4 days
May '26 vs. May '25
(May '25: 14 days)

-15 days
May '26 vs. Apr '26
(Apr '26: 33 days)



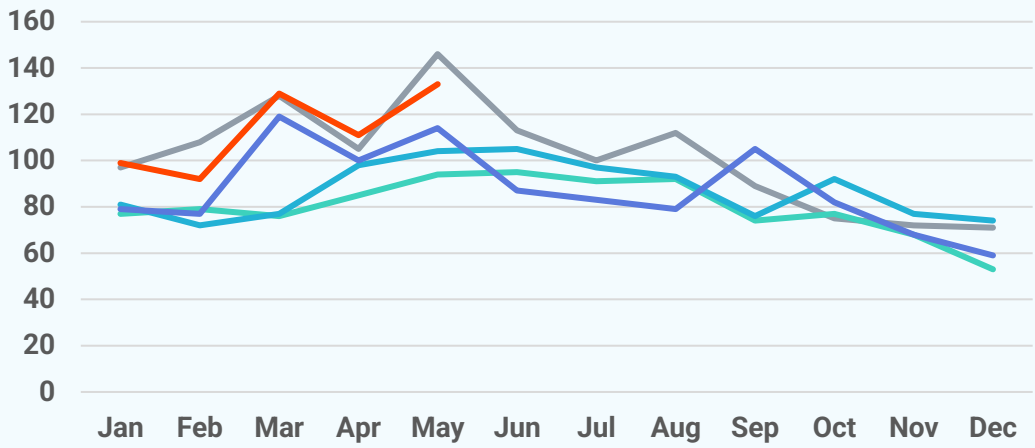
New Pending Sales

2026 2025 2024 2023 2022

133
May 2026

+16.7%
May '26 vs. May '25
(May '25: 114)

+19.8%
May '26 vs. Apr '26
(Apr '26: 111)



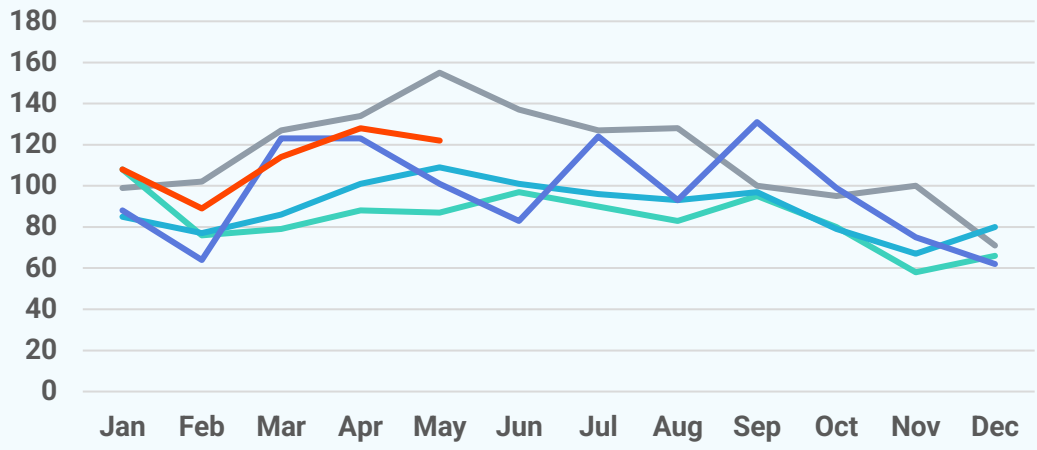
New Listings

2026 2025 2024 2023 2022

122
May 2026

+20.8%
May '26 vs. May '25
(May '25: 101)

-4.7%
May '26 vs. Apr '26
(Apr '26: 128)



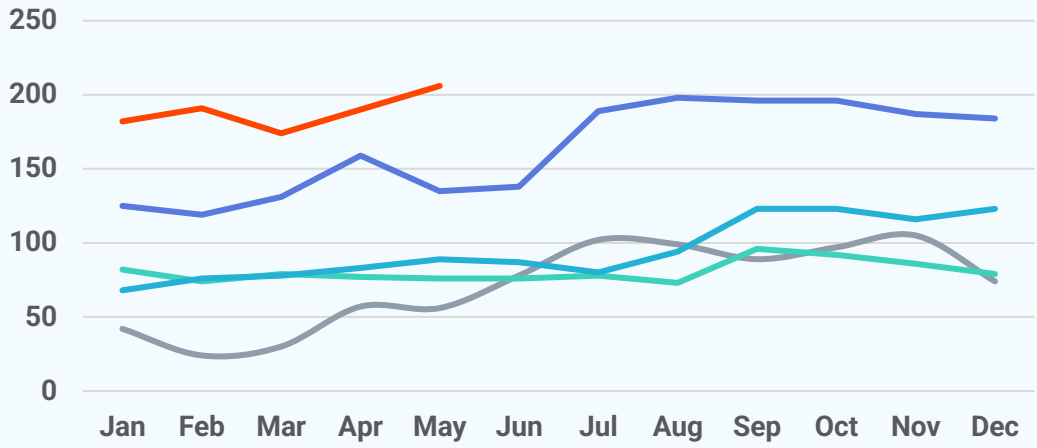
Active Listings

2026 2025 2024 2023 2022

206
May 2026

+52.6%
May '26 vs. May '25
(May '25: 135)

+8.4%
May '26 vs. Apr '26
(Apr '26: 190)



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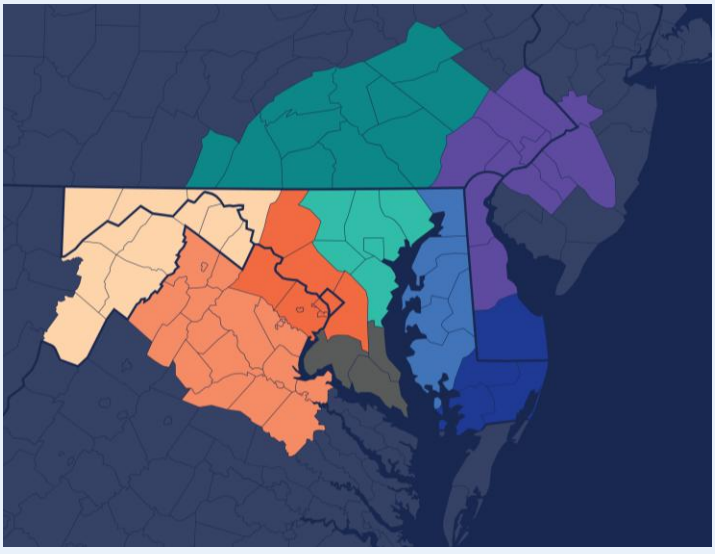


Southern Maryland

May 2026 Condos Report

Prepared by Bright Research

Data as of June 4, 2026

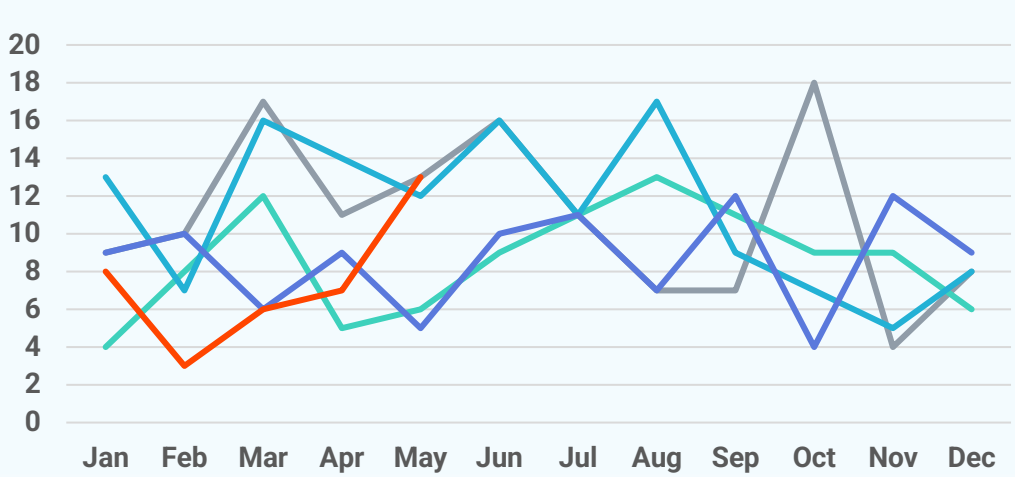
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	13	5	+160.0%
Median Sold Price	$270,000	$385,000	-29.9%
Median Days on Market	19 days	6 days	+13 days
New Pending Sales	8	9	-11.1%
New Listings	6	11	-45.5%
Active Listings	13	31	-58.1%
Months of Supply	1.63	3.44	-1.81 mos.

Closed Sales

13
May 2026

+160.0%
May '26 vs. May '25
(May '25: 5)

+85.7%
May '26 vs. Apr '26
(Apr '26: 7)



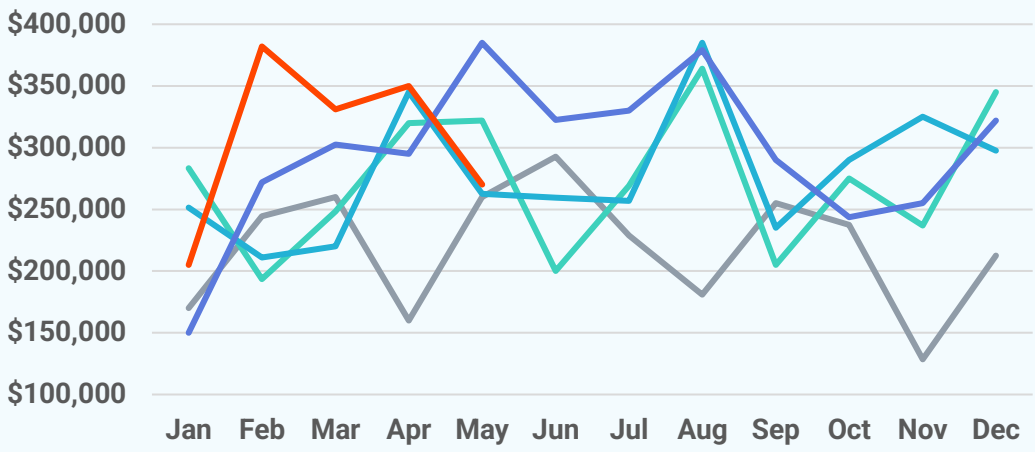
Median Sold Price

2026 2025 2024 2023 2022

$270,000
May 2026

-29.9%
May '26 vs. May '25
(May '25: $385,000)

-22.9%
May '26 vs. Apr '26
(Apr '26: $350,000)



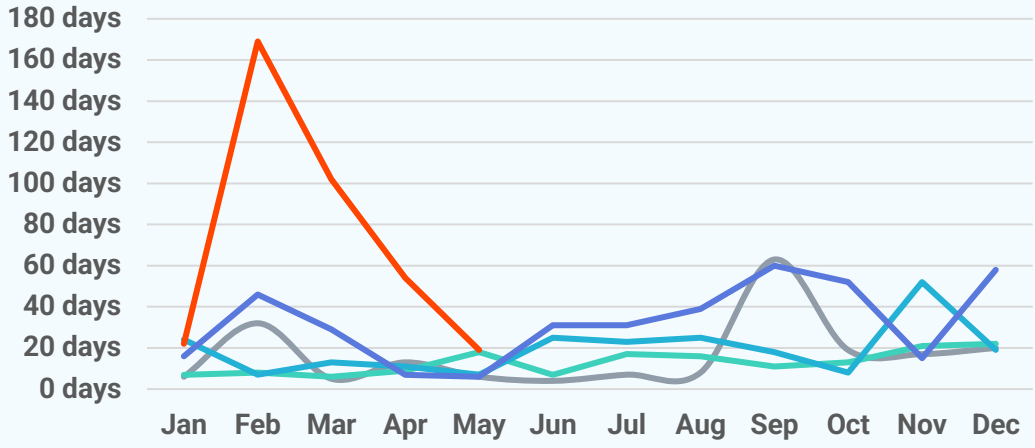
Median Days on Market

2026 2025 2024 2023 2022

19 days
May 2026

+13 days
May '26 vs. May '25
(May '25: 6 days)

-35 days
May '26 vs. Apr '26
(Apr '26: 54 days)



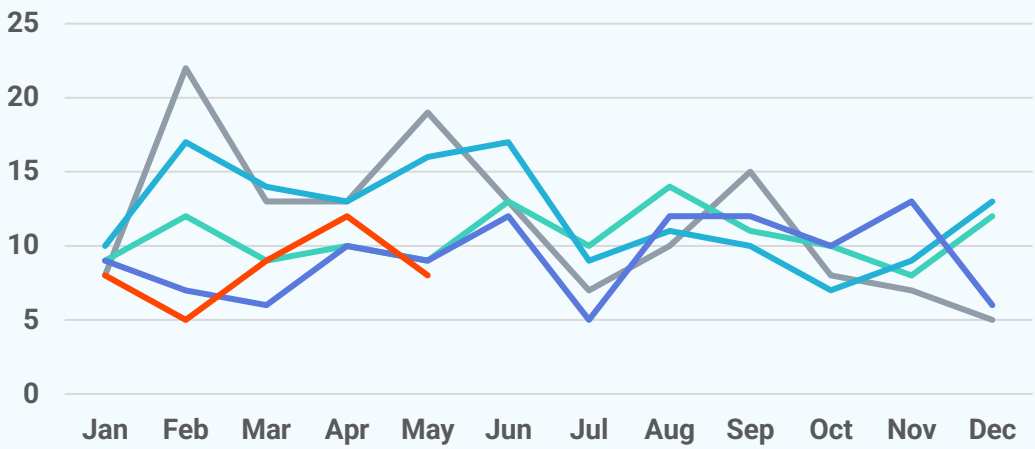
New Pending Sales

2026 2025 2024 2023 2022

8
May 2026

-11.1%
May '26 vs. May '25
(May '25: 9)

-33.3%
May '26 vs. Apr '26
(Apr '26: 12)



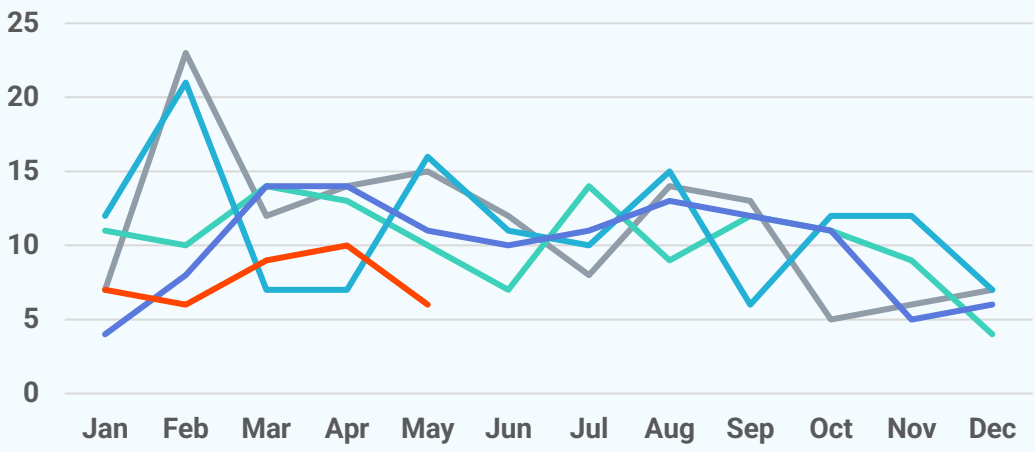
New Listings

2026 2025 2024 2023 2022

6
May 2026

-45.5%
May '26 vs. May '25
(May '25: 11)

-40.0%
May '26 vs. Apr '26
(Apr '26: 10)



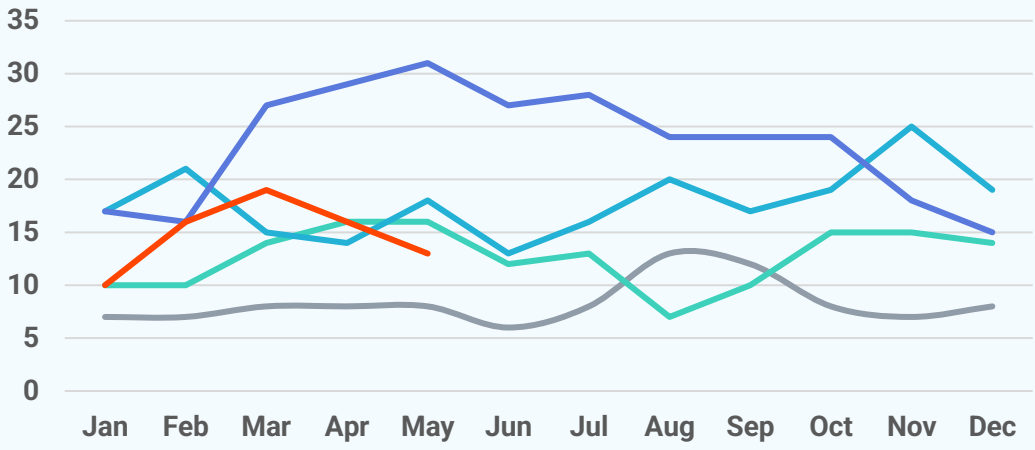
Active Listings

2026 2025 2024 2023 2022

13
May 2026

-58.1%
May '26 vs. May '25
(May '25: 31)

-18.8%
May '26 vs. Apr '26
(Apr '26: 16)



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