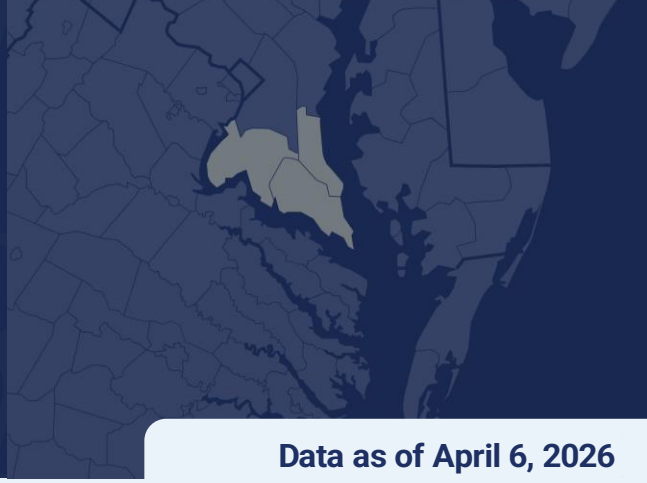
Southern Maryland

March 2026 Housing Market Report

Prepared by Bright Research



Data as of April 6, 2026

Key Market Statistics	Mar 2026	Mar 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	356	339	+5.0%	958	975	-1.7%
Median Sold Price	$436,000	$450,000	-3.1%	$435,000	$435,000	+0.0%
Median Days on Market	25 days	16 days	+9 days	34 days	24 days	+10 days
New Pending Sales	559	459	+21.8%	1,278	1,168	+9.4%
New Listings	522	537	-2.8%	1,455	1,377	+5.7%
Active Listings	855	765	+11.8%	855	765	+11.8%
Months of Supply	2.11	1.86	+0.25 mos.	2.11	1.86	+0.25 mos.
Showings	8,846	7,848	+12.7%	21,393	19,548	+9.4%

Housing Market Trends

Southern Maryland sees best contract activity in March since 2022. After a sluggish 2025, the housing market in Southern Maryland has improved in early 2026. Closed sales increased in February and were up again in March, higher by 5.0% year-over-year.

There were 559 new pending sales in March, surging 21.8% year-over-year and the highest level since 2022. Pending sales were higher in all three counties, with significant year-over-year growth in Calvert County (+78.0%).

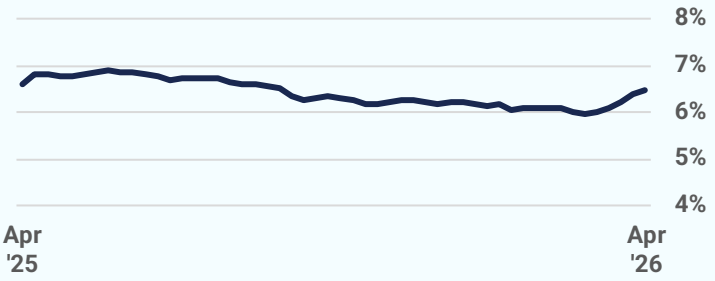
Sellers were not as active in March, with new listings down 2.8% year-over-year. However, year-to-date new listings are higher than 2025 and there were 855 homes on the market at the end of March.

The median price in Southern Maryland was $436,000, 3.1% lower than a year ago. Homes are also taking longer to sell. The median days on market increased nine days to 25 for homes that sold last month.

Market Outlook

If the current trend holds, Southern Maryland will see a better spring 2026. Buyers have more options and the data shows home shoppers are touring homes. However, there are headwinds that could hinder continued market activity; including higher rates, inflation concerns, and economic and political uncertainty.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

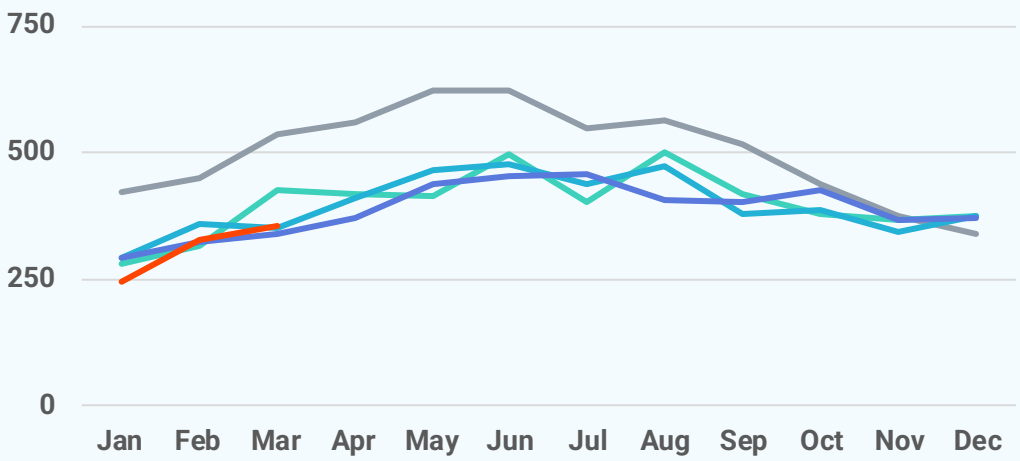
Closed Sales

2026 2025 2024 2023 2022

356
March 2026

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

+8.2%
Mar '26 vs. Feb '26
(Feb '26: 329)



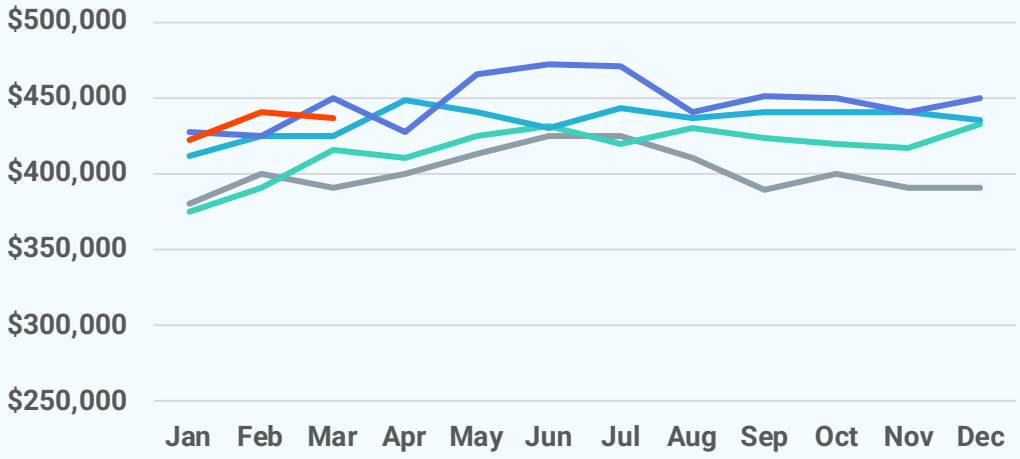
Median Sold Price

2026 2025 2024 2023 2022

$436,000
March 2026

-3.1%
Mar '26 vs. Mar '25
(Mar '25: $450,000)

-0.9%
Mar '26 vs. Feb '26
(Feb '26: $440,000)



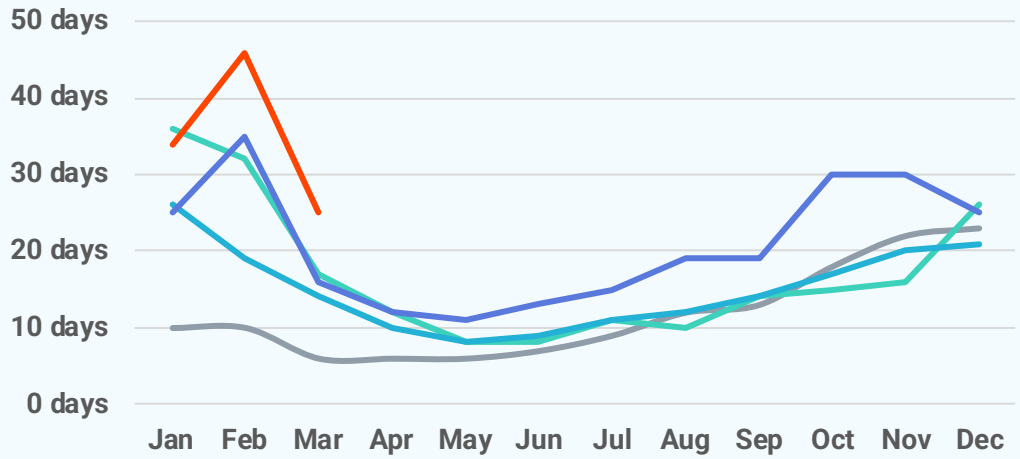
Median Days on Market

2026 2025 2024 2023 2022

25 days
March 2026

+9 days
Mar '26 vs. Mar '25
(Mar '25: 16 days)

-21 days
Mar '26 vs. Feb '26
(Feb '26: 46 days)



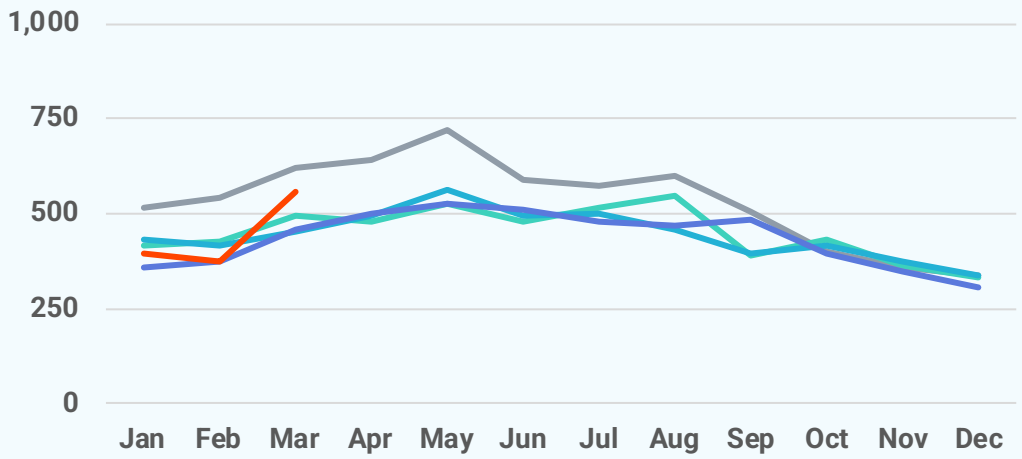
New Pending Sales

2026 2025 2024 2023 2022

559
March 2026

+21.8%
Mar '26 vs. Mar '25
(Mar '25: 459)

+50.3%
Mar '26 vs. Feb '26
(Feb '26: 372)



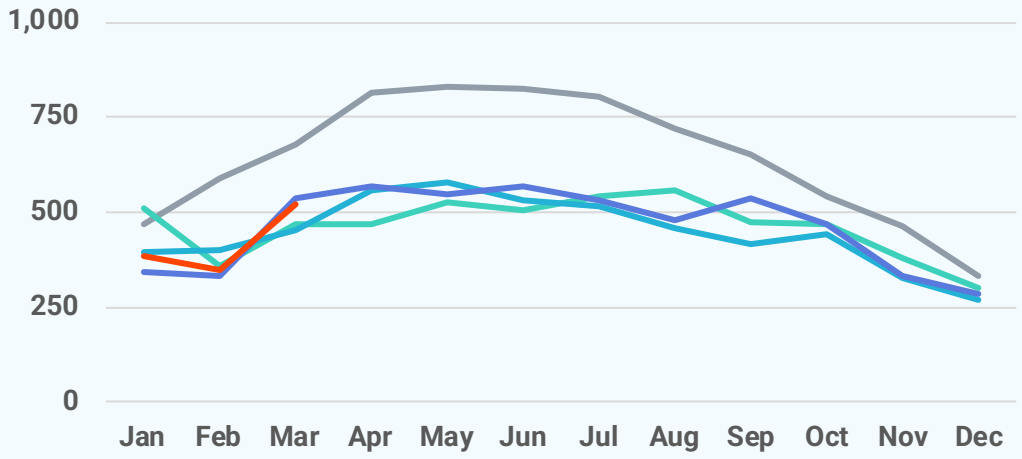
New Listings

2026 2025 2024 2023 2022

522
March 2026

-2.8%
Mar '26 vs. Mar '25
(Mar '25: 537)

+51.3%
Mar '26 vs. Feb '26
(Feb '26: 345)



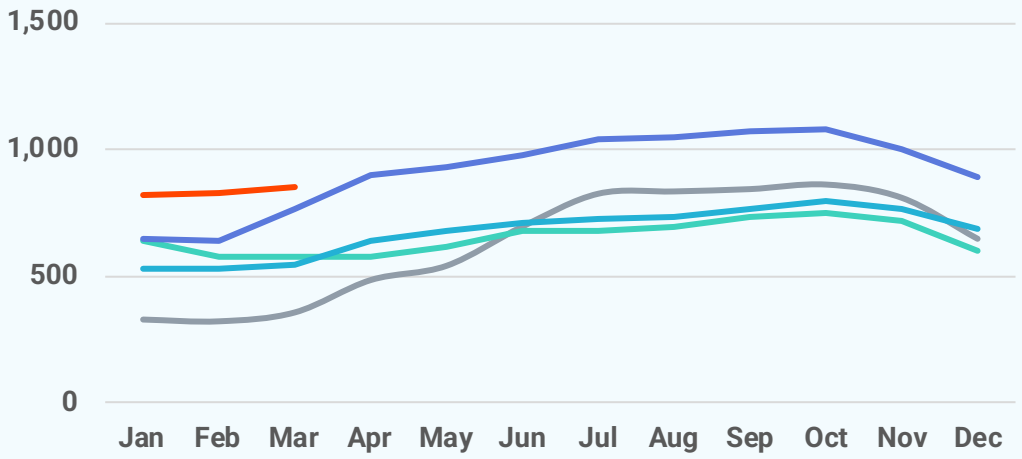
Active Listings

2026 2025 2024 2023 2022

855
March 2026

+11.8%
Mar '26 vs. Mar '25
(Mar '25: 765)

+2.9%
Mar '26 vs. Feb '26
(Feb '26: 831)



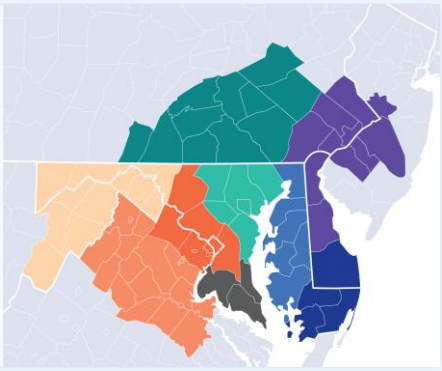
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Southern MD	356	+5.0%	$436,000	-3.1%	25 days	+9 days
Calvert County, MD	91	+18.2%	$471,000	+4.7%	17 days	+7 days
Charles County, MD	178	-3.8%	$435,000	-4.5%	34 days	+11 days
Saint Mary's County, MD	87	+13.0%	$425,000	+1.2%	13 days	+7 days

Local Markets	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Southern MD	559	+21.8%	522	-2.8%	8,846	+12.7%
Calvert County, MD	162	+78.0%	131	+20.2%	2,335	+16.1%
Charles County, MD	264	+6.5%	261	-17.1%	4,558	+15.2%
Saint Mary's County, MD	133	+10.8%	130	+15.0%	1,953	+3.9%

Local Markets	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Southern MD	855	+11.8%	2.11	+0.25 months
Calvert County, MD	188	+10.6%	1.96	+0.23 months
Charles County, MD	485	+15.8%	2.45	+0.37 months
Saint Mary's County, MD	182	+3.4%	1.65	+0.06 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

March 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 6, 2026

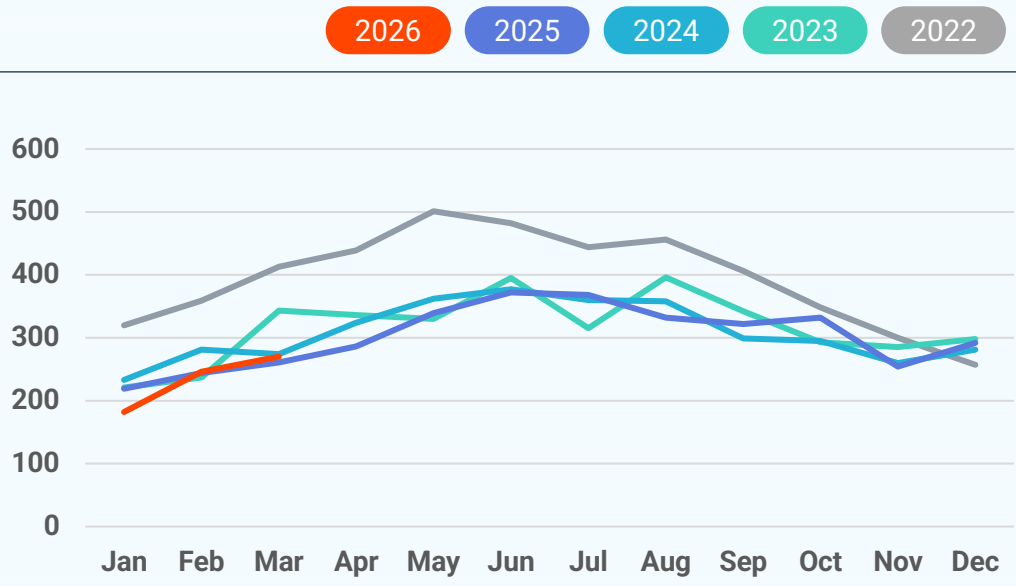
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	270	261	+3.4%
Median Sold Price	$474,888	$490,590	-3.2%
Median Days on Market	24 days	14 days	+10 days
New Pending Sales	421	334	+26.0%
New Listings	399	400	-0.3%
Active Listings	662	607	+9.1%
Months of Supply	2.12	1.93	+0.19 mos.

Closed Sales

270
March 2026

+3.4%
Mar '26 vs. Mar '25
(Mar '25: 261)

+9.8%
Mar '26 vs. Feb '26
(Feb '26: 246)



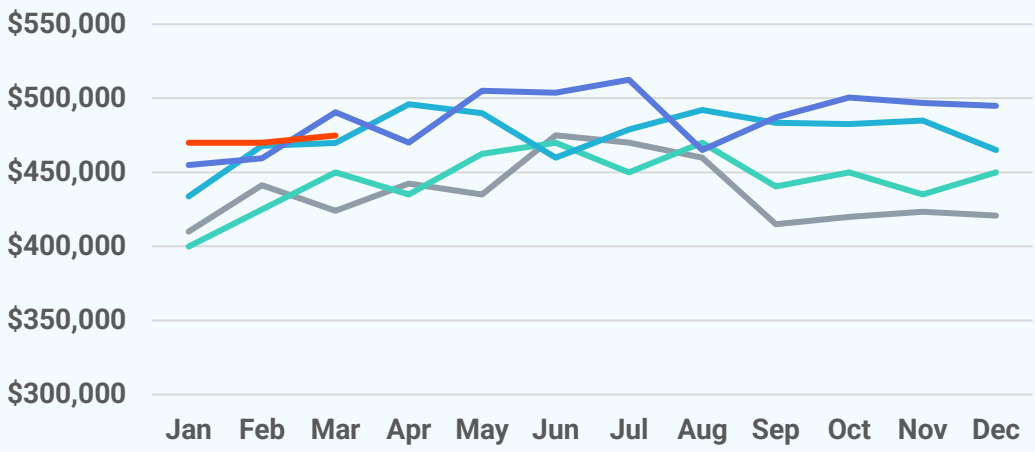
Median Sold Price

2026 2025 2024 2023 2022

$474,888
March 2026

-3.2%
Mar '26 vs. Mar '25
(Mar '25: $490,590)

+1.0%
Mar '26 vs. Feb '26
(Feb '26: $470,000)



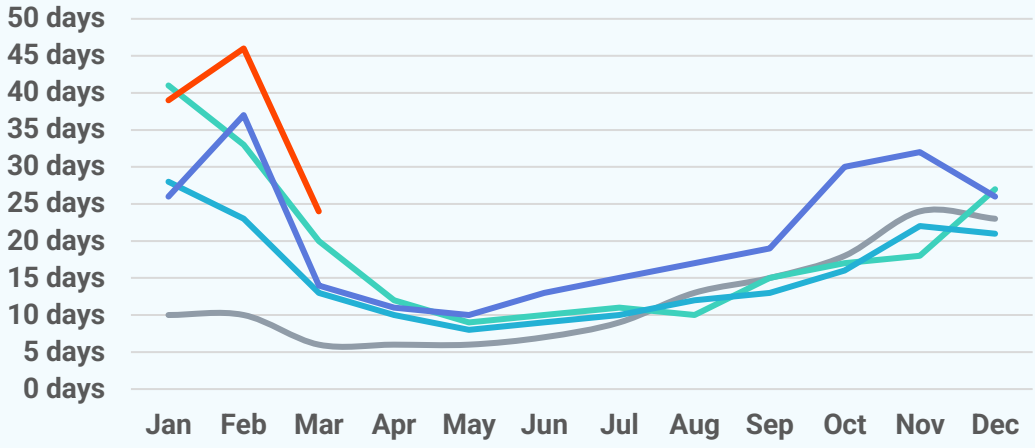
Median Days on Market

2026 2025 2024 2023 2022

24 days
March 2026

+10 days
Mar '26 vs. Mar '25
(Mar '25: 14 days)

-22 days
Mar '26 vs. Feb '26
(Feb '26: 46 days)



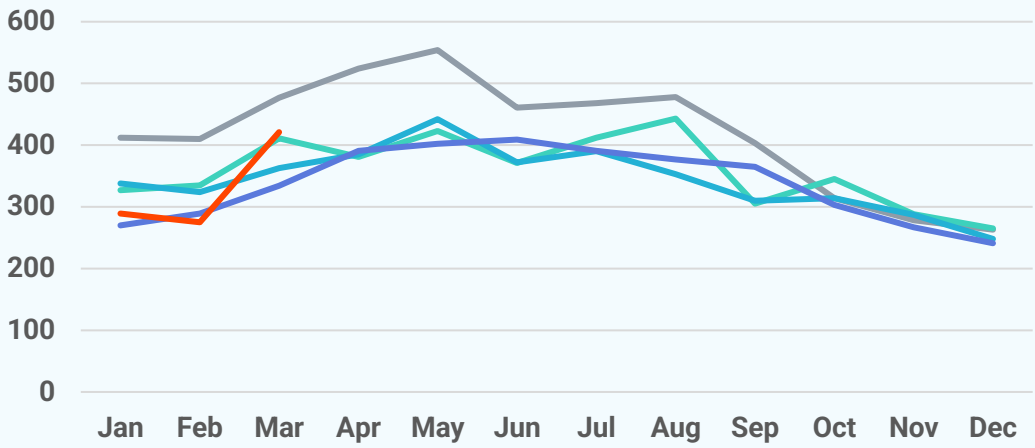
New Pending Sales

2026 2025 2024 2023 2022

421
March 2026

+26.0%
Mar '26 vs. Mar '25
(Mar '25: 334)

+53.1%
Mar '26 vs. Feb '26
(Feb '26: 275)



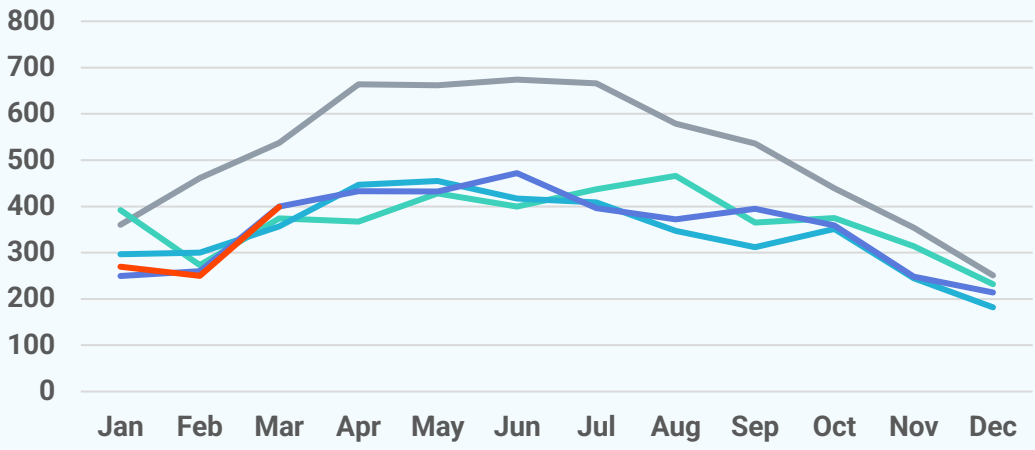
New Listings

2026 2025 2024 2023 2022

399
March 2026

-0.3%
Mar '26 vs. Mar '25
(Mar '25: 400)

+59.6%
Mar '26 vs. Feb '26
(Feb '26: 250)



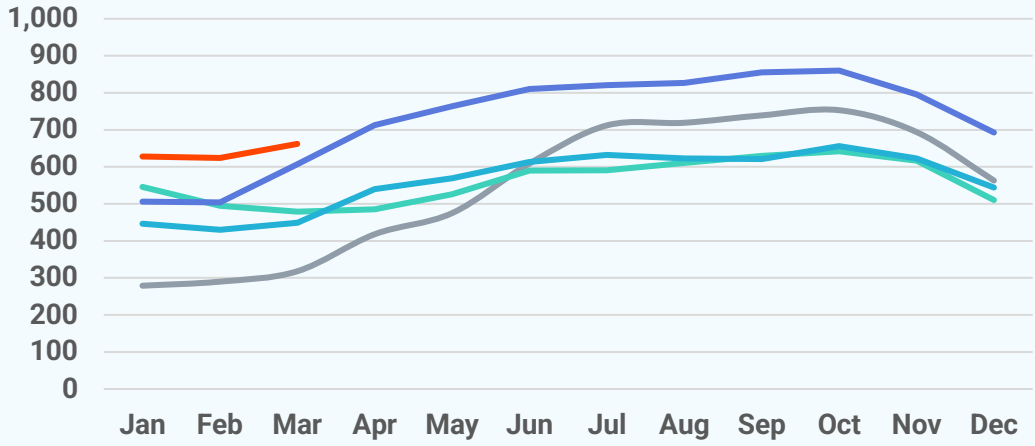
Active Listings

2026 2025 2024 2023 2022

662
March 2026

+9.1%
Mar '26 vs. Mar '25
(Mar '25: 607)

+6.1%
Mar '26 vs. Feb '26
(Feb '26: 624)



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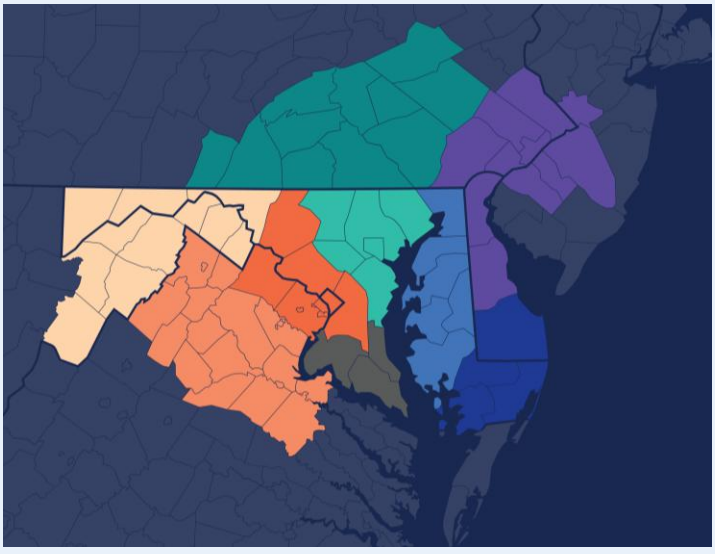


Southern Maryland

March 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 6, 2026

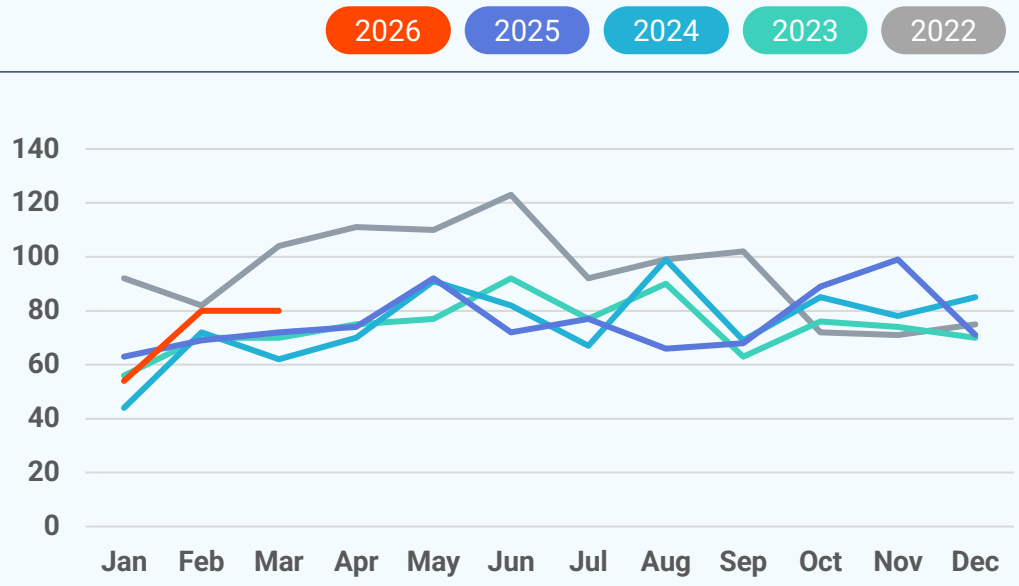
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	80	72	+11.1%
Median Sold Price	$395,102	$397,000	-0.5%
Median Days on Market	28 days	23 days	+5 days
New Pending Sales	129	119	+8.4%
New Listings	114	123	-7.3%
Active Listings	174	131	+32.8%
Months of Supply	2.07	1.56	+0.51 mos.

Closed Sales

80
March 2026

+11.1%
Mar '26 vs. Mar '25
(Mar '25: 72)

+0.0%
Mar '26 vs. Feb '26
(Feb '26: 80)



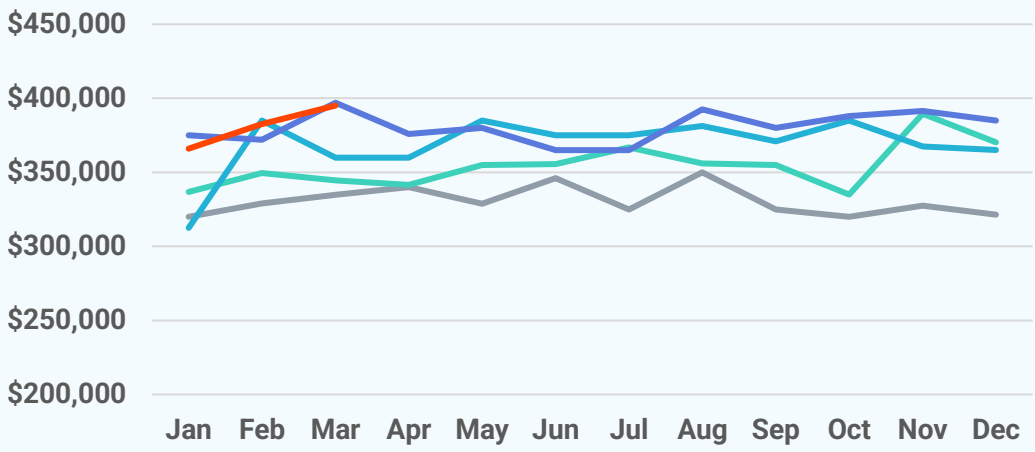
Median Sold Price

2026 2025 2024 2023 2022

$395,102
March 2026

-0.5%
Mar '26 vs. Mar '25
(Mar '25: $397,000)

+3.3%
Mar '26 vs. Feb '26
(Feb '26: $382,500)



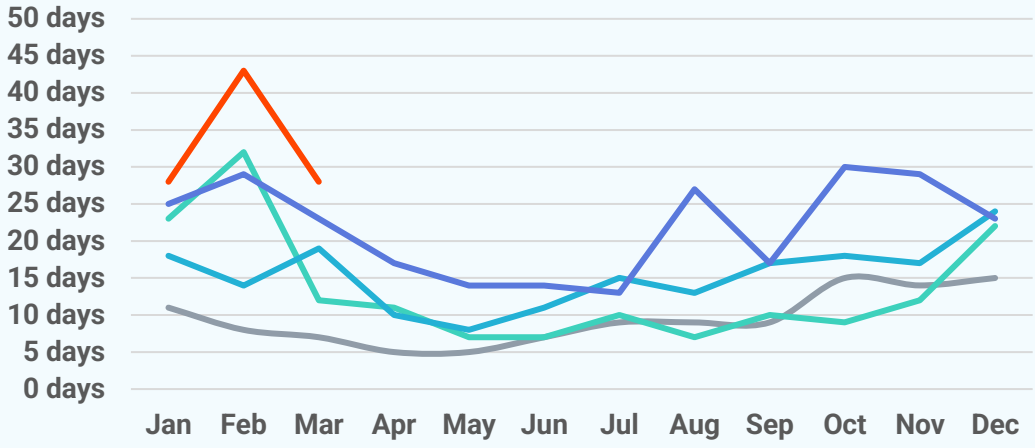
Median Days on Market

2026 2025 2024 2023 2022

28 days
March 2026

+5 days
Mar '26 vs. Mar '25
(Mar '25: 23 days)

-15 days
Mar '26 vs. Feb '26
(Feb '26: 43 days)



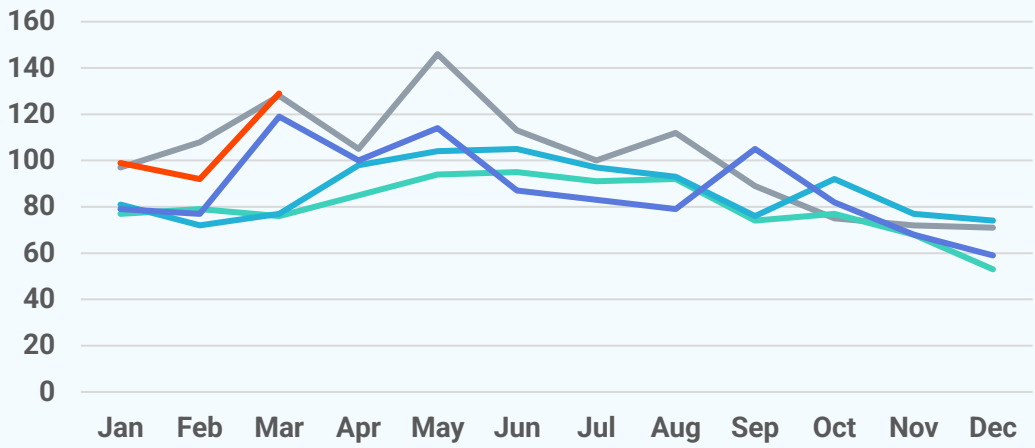
New Pending Sales

2026 2025 2024 2023 2022

129
March 2026

+8.4%
Mar '26 vs. Mar '25
(Mar '25: 119)

+40.2%
Mar '26 vs. Feb '26
(Feb '26: 92)



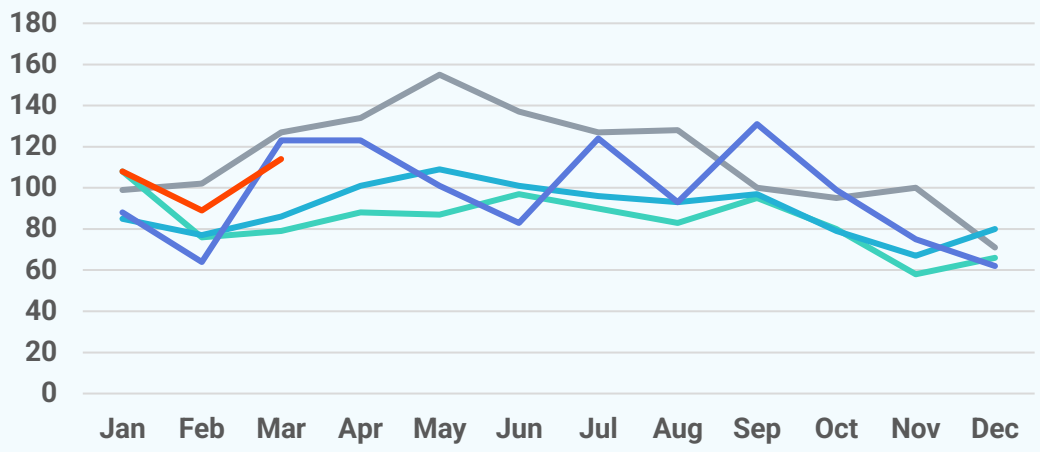
New Listings

2026 2025 2024 2023 2022

114
March 2026

-7.3%
Mar '26 vs. Mar '25
(Mar '25: 123)

+28.1%
Mar '26 vs. Feb '26
(Feb '26: 89)



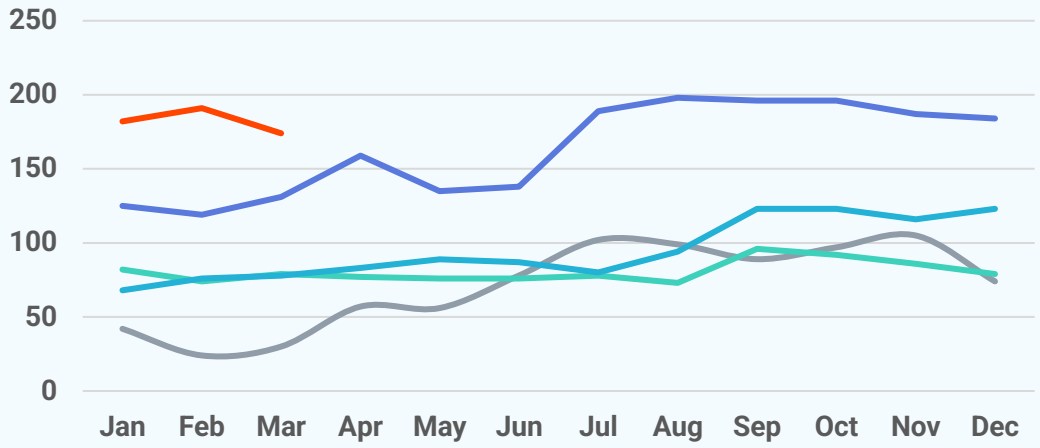
Active Listings

2026 2025 2024 2023 2022

174
March 2026

+32.8%
Mar '26 vs. Mar '25
(Mar '25: 131)

-8.9%
Mar '26 vs. Feb '26
(Feb '26: 191)



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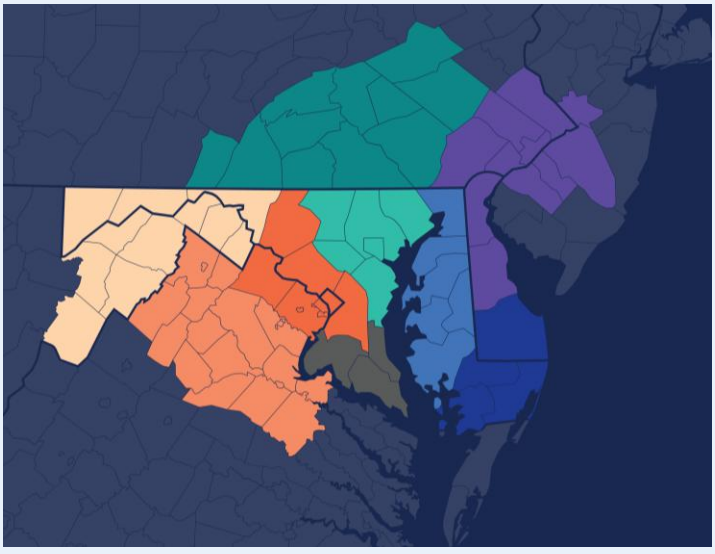


Southern Maryland

March 2026 Condos Report

Prepared by Bright Research

Data as of April 6, 2026

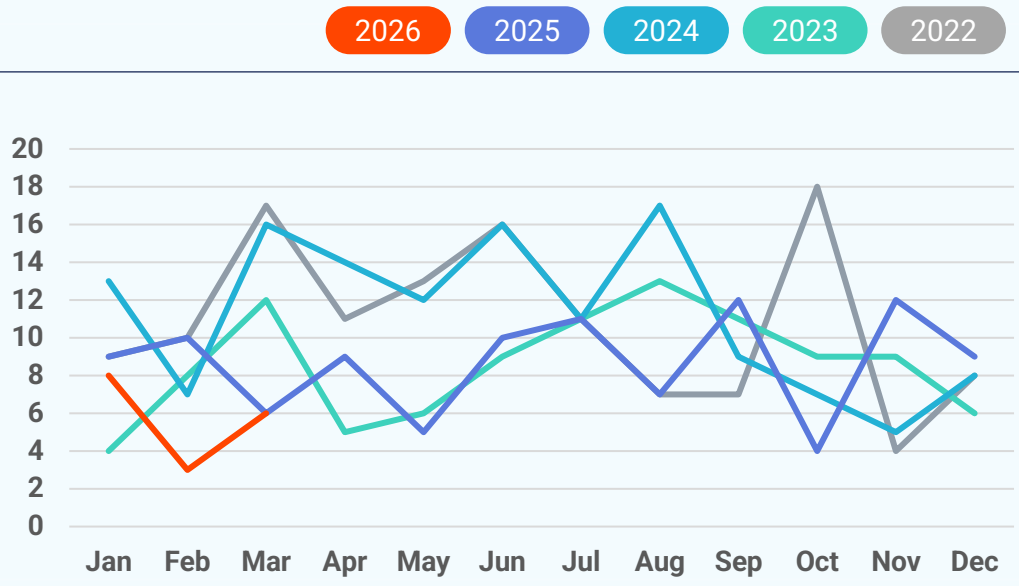
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	6	6	+0.0%
Median Sold Price	$331,000	$302,500	+9.4%
Median Days on Market	102 days	29 days	+73 days
New Pending Sales	9	6	+50.0%
New Listings	9	14	-35.7%
Active Listings	19	27	-29.6%
Months of Supply	2.38	2.70	-0.32 mos.

Closed Sales

6
March 2026

+0.0%
Mar '26 vs. Mar '25
(Mar '25: 6)

+100.0%
Mar '26 vs. Feb '26
(Feb '26: 3)



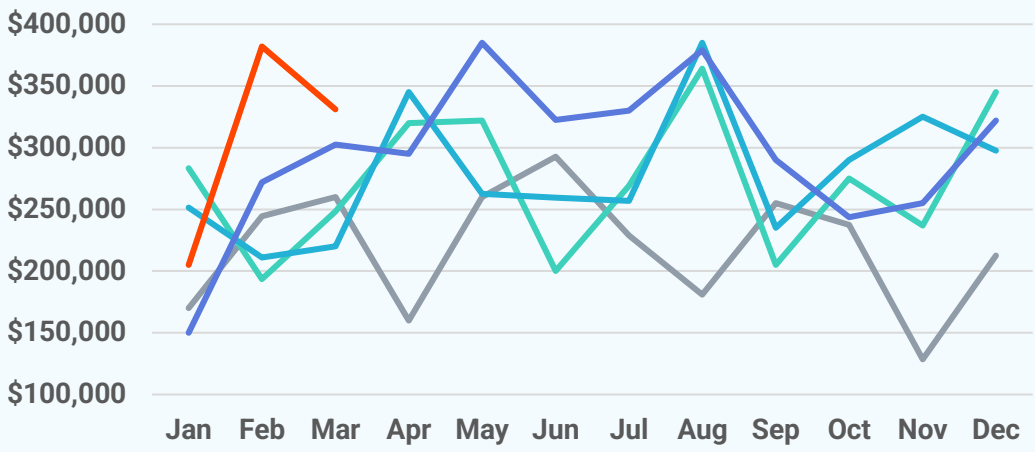
Median Sold Price

2026 2025 2024 2023 2022

$331,000
March 2026

+9.4%
Mar '26 vs. Mar '25
(Mar '25: $302,500)

-13.4%
Mar '26 vs. Feb '26
(Feb '26: $382,000)



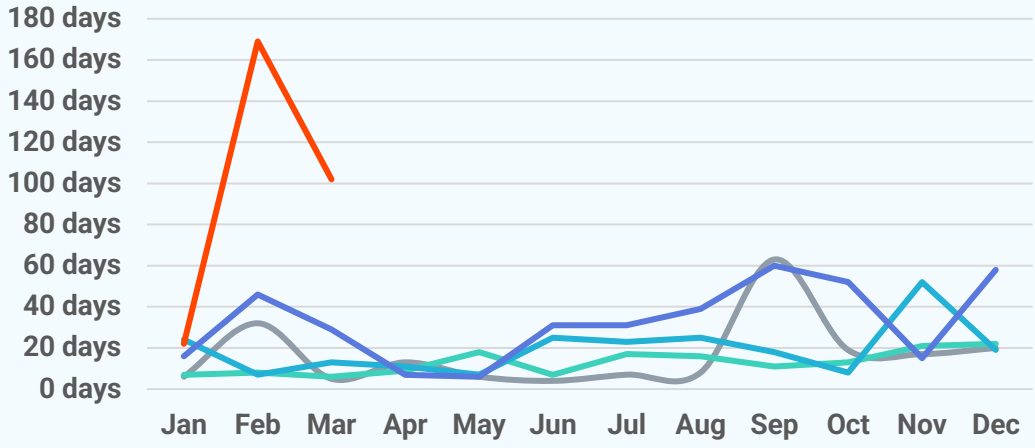
Median Days on Market

2026 2025 2024 2023 2022

102 days
March 2026

+73 days
Mar '26 vs. Mar '25
(Mar '25: 29 days)

-67 days
Mar '26 vs. Feb '26
(Feb '26: 169 days)



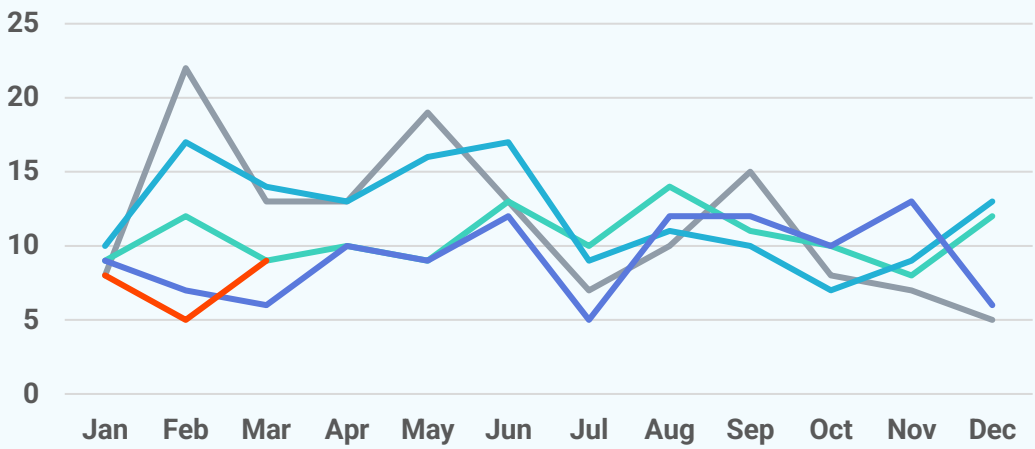
New Pending Sales

2026 2025 2024 2023 2022

9
March 2026

+50.0%
Mar '26 vs. Mar '25
(Mar '25: 6)

+80.0%
Mar '26 vs. Feb '26
(Feb '26: 5)



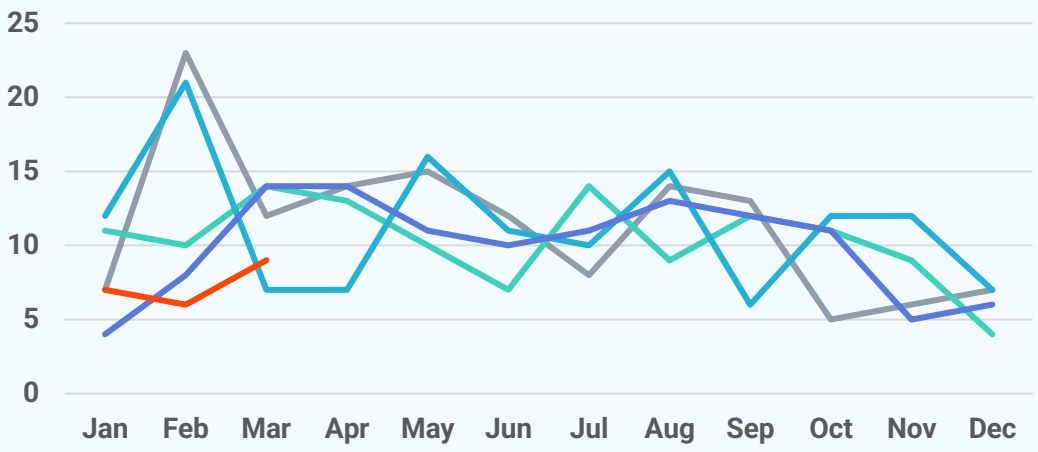
New Listings

2026 2025 2024 2023 2022

9
March 2026

-35.7%
Mar '26 vs. Mar '25
(Mar '25: 14)

+50.0%
Mar '26 vs. Feb '26
(Feb '26: 6)



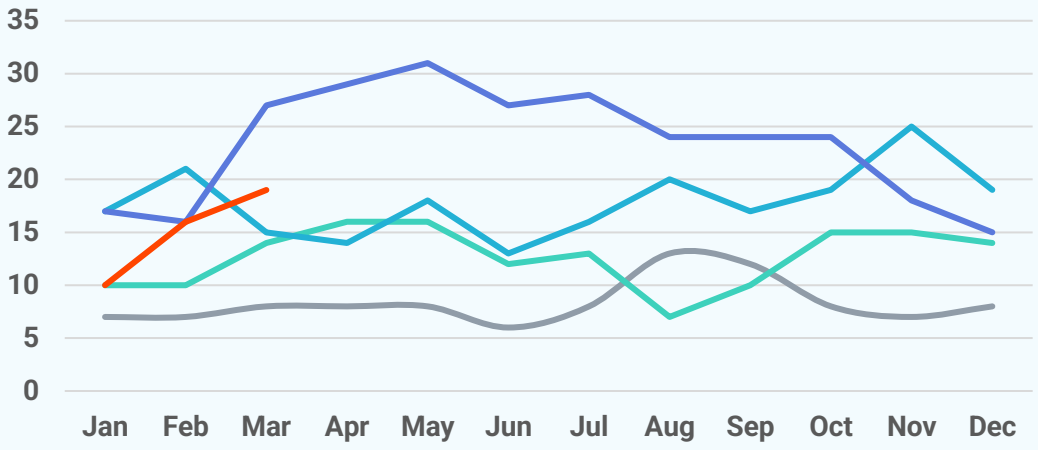
Active Listings

2026 2025 2024 2023 2022

19
March 2026

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

+18.8%
Mar '26 vs. Feb '26
(Feb '26: 16)



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