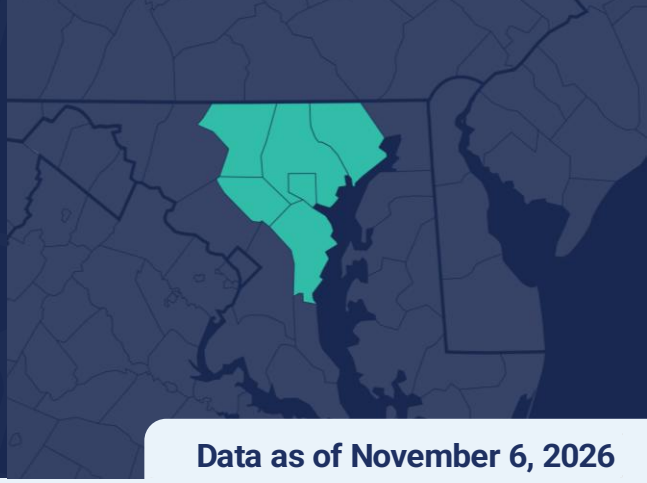
Baltimore Metro

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	2,203	2,612	-15.7%	24,958	25,803	-3.3%
Median Sold Price	$405,000	$405,000	+0.0%	$412,000	$400,000	+3.0%
Median Days on Market	19 days	15 days	+4 days	13 days	11 days	+2 days
New Purchase Contracts	2,517	3,046	-17.4%	30,106	31,133	-3.3%
New Listings	3,533	3,679	-4.0%	37,068	36,811	+0.7%
Active Listings	8,181	6,699	+22.1%	8,181	6,699	+22.1%
Months of Supply	3.29	2.61	+0.68 mos.	3.29	2.61	+0.68 mos.
Showings	35,097	41,544	-15.5%	415,804	429,052	-3.1%

Housing Market Trends

Baltimore metro area housing market sluggish this fall. Higher rates, affordability challenges, and economic uncertainty have led to a significant pullback of housing market activity in the Baltimore region.

There were 2,612 closed sales across the region in October, which was a 15.7% year-over-year decline. The number of new purchase contracts was down by 17.4%, and showings fell by 15.5% year-over-year as homebuyers sat on the sidelines. Buyer activity softened considerably in all local markets in the Baltimore metro area.

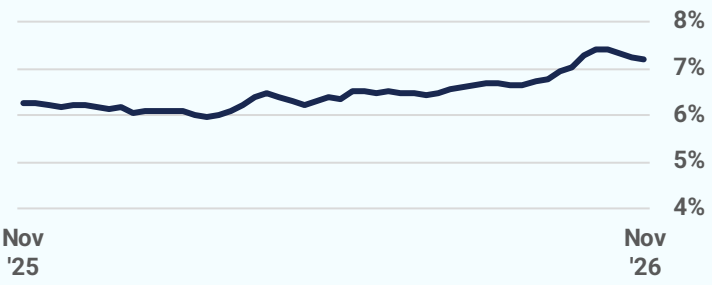
In response to lower demand, listing activity also slowed. A total of 3,679 new listings came onto the market in October, a 4.0% decline from a year ago.

Homes are staying on the market longer amidst cooler demand. The median days on market in October was 19, four days longer than last October. The median home price was $405,000, unchanged from last year.

Market Outlook

The housing market has shifted considerably this fall. Expect home sales to be sluggish through the end of the year as prospective buyers hold out for better conditions in 2027. Expect home price growth to slow, with isolated year-over-year price declines in some markets as sellers adjust pricing expectations.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

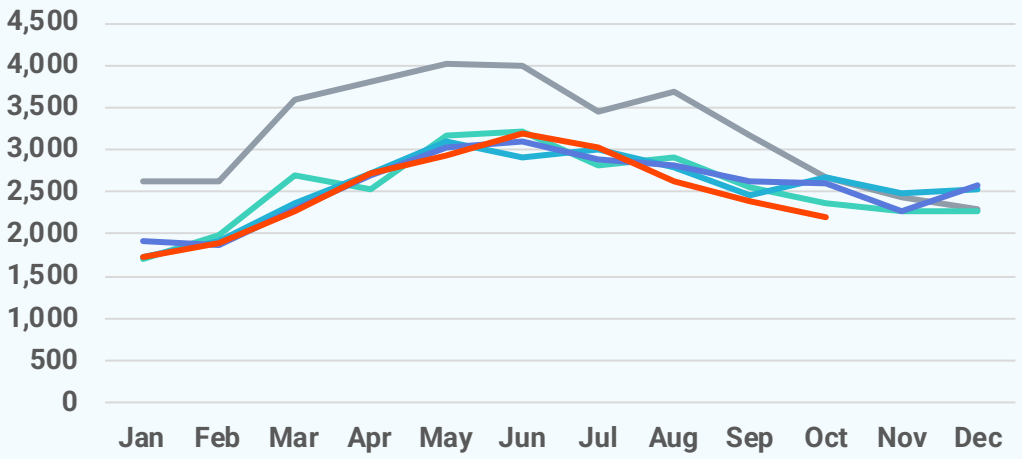
Closed Sales

2026 2025 2024 2023 2022

2,203
October 2026

-15.7%
Oct '26 vs. Oct '25
(Oct '25: 2,612)

-7.5%
Oct '26 vs. Sep '26
(Sep '26: 2,382)



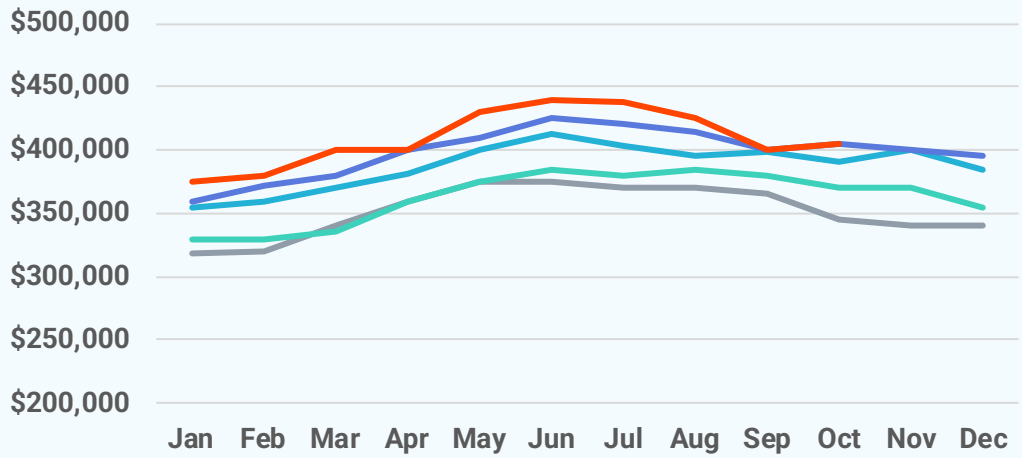
Median Sold Price

2026 2025 2024 2023 2022

$405,000
October 2026

+0.0%
Oct '26 vs. Oct '25
(Oct '25: $405,000)

+1.3%
Oct '26 vs. Sep '26
(Sep '26: $400,000)



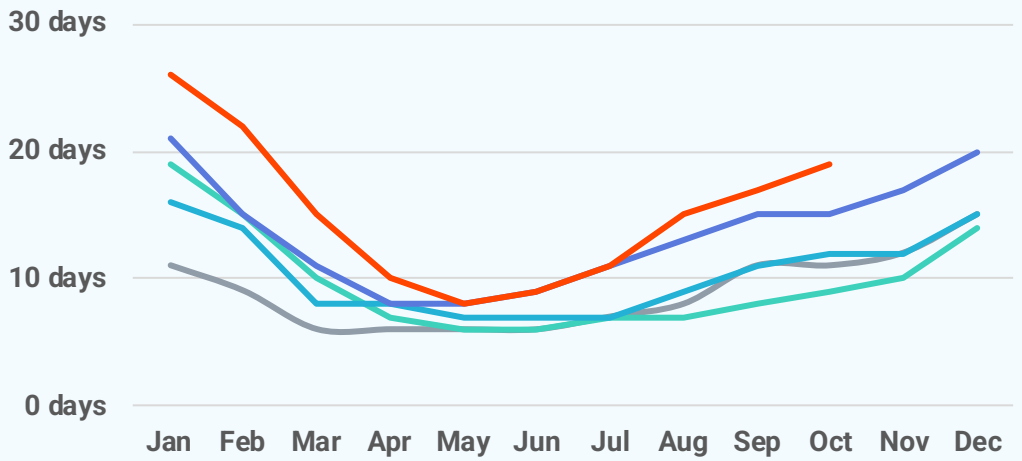
Median Days on Market

2026 2025 2024 2023 2022

19 days
October 2026

+4 days
Oct '26 vs. Oct '25
(Oct '25: 15 days)

+2 days
Oct '26 vs. Sep '26
(Sep '26: 17 days)



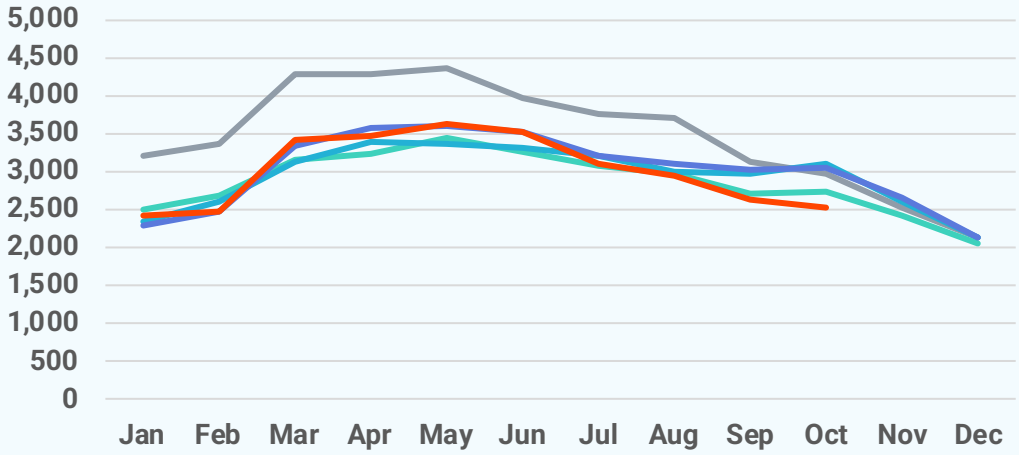
New Purchase Contracts

2026 2025 2024 2023 2022

2,517
October 2026

-17.4%
Oct '26 vs. Oct '25
(Oct '25: 3,046)

-3.9%
Oct '26 vs. Sep '26
(Sep '26: 2,619)



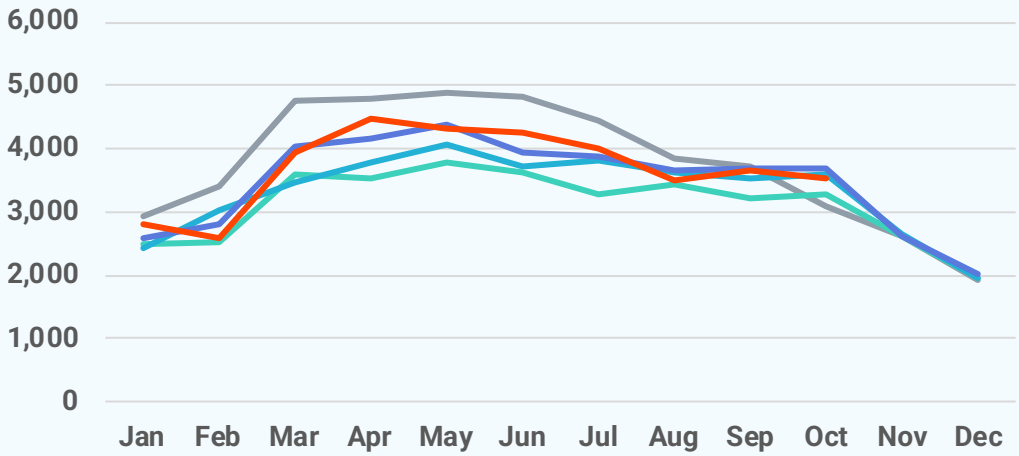
New Listings

2026 2025 2024 2023 2022

3,533
October 2026

-4.0%
Oct '26 vs. Oct '25
(Oct '25: 3,679)

-3.2%
Oct '26 vs. Sep '26
(Sep '26: 3,649)



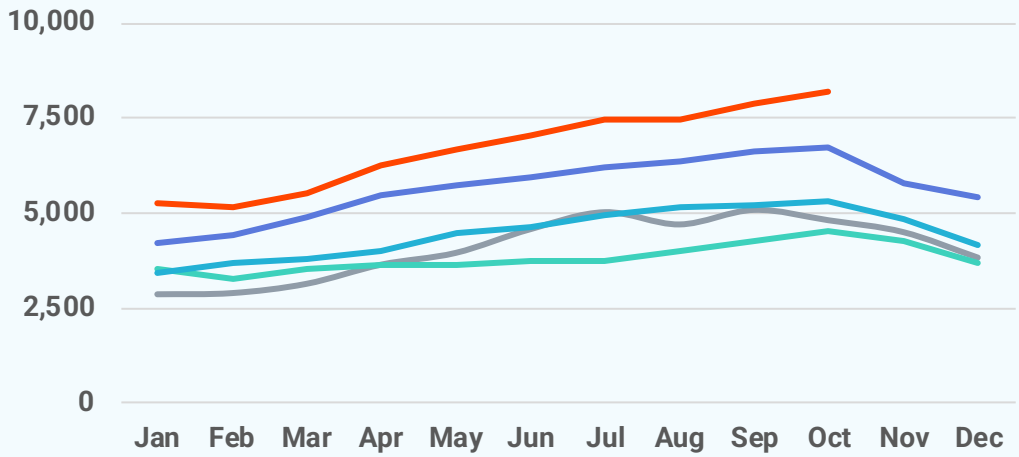
Active Listings

2026 2025 2024 2023 2022

8,181
October 2026

+22.1%
Oct '26 vs. Oct '25
(Oct '25: 6,699)

+3.7%
Oct '26 vs. Sep '26
(Sep '26: 7,889)



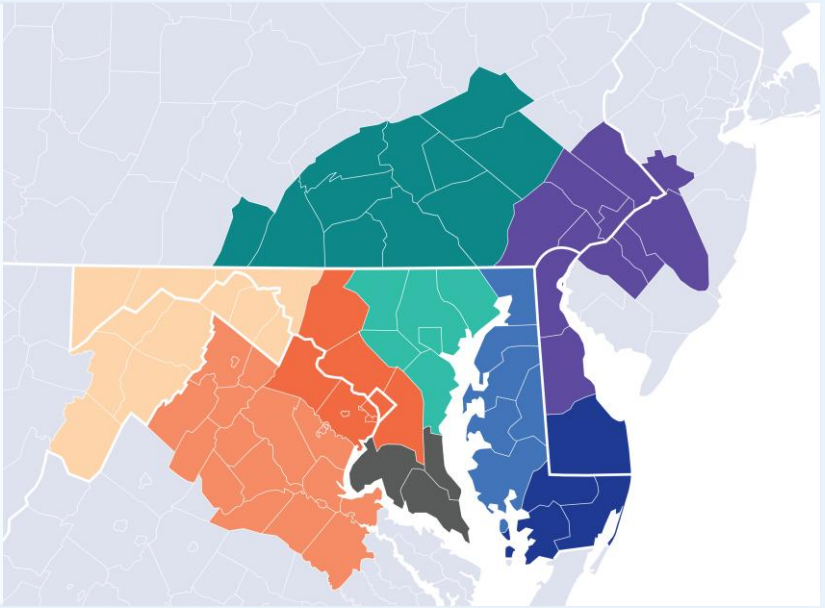
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Baltimore Metro	2,203	-15.7%	$405,000	+0.0%	19 days	+4 days
Anne Arundel County, MD	515	-18.5%	$507,340	+4.6%	18 days	+5 days
Baltimore City, MD	469	-19.0%	$249,900	+2.0%	29 days	+4 days
Baltimore County, MD	616	-13.6%	$370,000	-0.2%	19 days	+6 days
Carroll County, MD	168	+9.1%	$471,000	-5.8%	10 days	-4 days
Harford County, MD	226	-13.7%	$369,990	-5.1%	23 days	+8 days
Howard County, MD	209	-23.2%	$575,000	-7.2%	10 days	+0 days

Local Markets	New Purchase Contracts		New Listings		Showings	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Baltimore Metro	2,517	-17.4%	3,533	-4.0%	35,097	-15.5%
Anne Arundel County, MD	523	-21.9%	681	-12.9%	7,678	-18.6%
Baltimore City, MD	583	-19.5%	1,066	+4.1%	8,228	-15.7%
Baltimore County, MD	738	-13.0%	933	-6.9%	9,876	-13.0%
Carroll County, MD	134	-34.0%	168	-19.2%	1,658	-17.5%
Harford County, MD	260	-12.2%	315	-6.0%	3,013	-9.3%
Howard County, MD	279	-8.5%	370	+12.8%	4,644	-18.0%

Local Markets	Active Listings		Months of Supply	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Baltimore Metro	8,181	+22.1%	3.29	+0.68 months
Anne Arundel County, MD	1,524	+23.2%	2.58	+0.53 months
Baltimore City, MD	3,025	+20.8%	5.50	+1.38 months
Baltimore County, MD	1,888	+21.5%	2.86	+0.57 months
Carroll County, MD	378	+14.9%	2.32	+0.12 months
Harford County, MD	749	+28.5%	2.97	+0.69 months
Howard County, MD	617	+25.7%	2.31	+0.49 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

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

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

Baltimore Metro

October 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of November 6, 2026

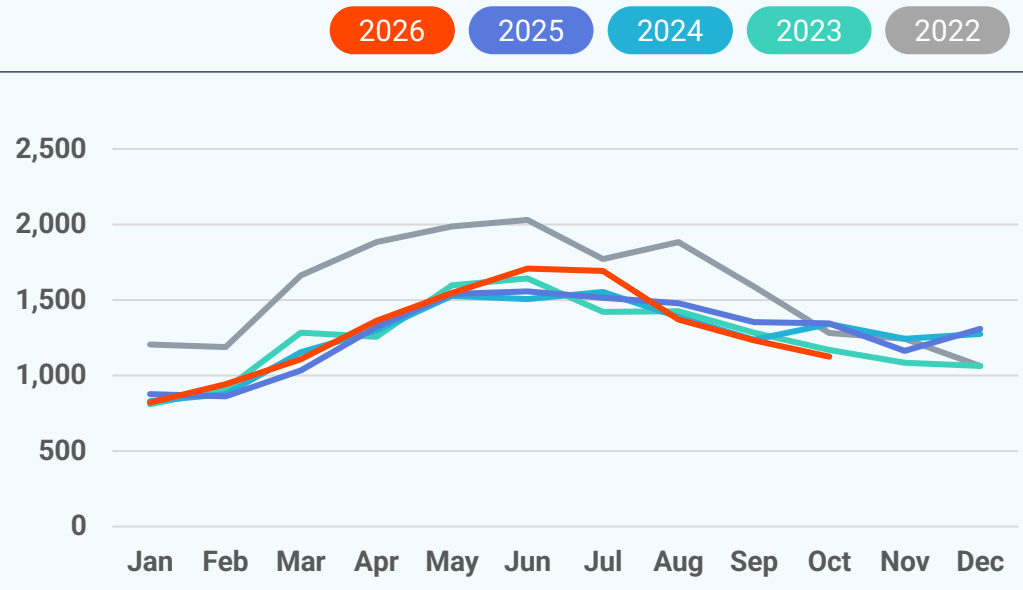
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	1,125	1,345	-16.4%
Median Sold Price	$522,000	$510,000	+2.4%
Median Days on Market	15 days	13 days	+2 days
New Purchase Contracts	1,307	1,556	-16.0%
New Listings	1,623	1,747	-7.1%
Active Listings	3,433	2,939	+16.8%
Months of Supply	2.68	2.29	+0.39 mos.

Closed Sales

1,125
October 2026

-16.4%
Oct '26 vs. Oct '25
(Oct '25: 1,345)

-8.7%
Oct '26 vs. Sep '26
(Sep '26: 1,232)



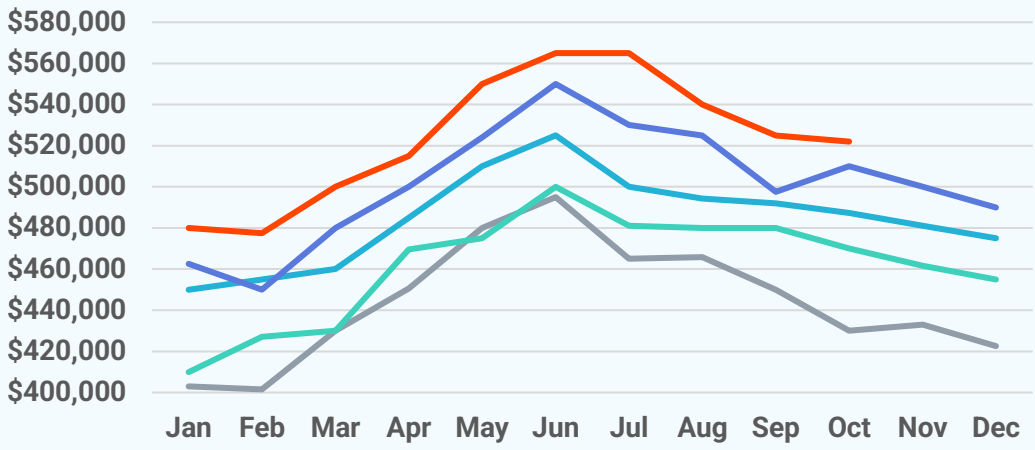
Median Sold Price

2026 2025 2024 2023 2022

$522,000
October 2026

+2.4%
Oct '26 vs. Oct '25
(Oct '25: $510,000)

-0.6%
Oct '26 vs. Sep '26
(Sep '26: $525,000)



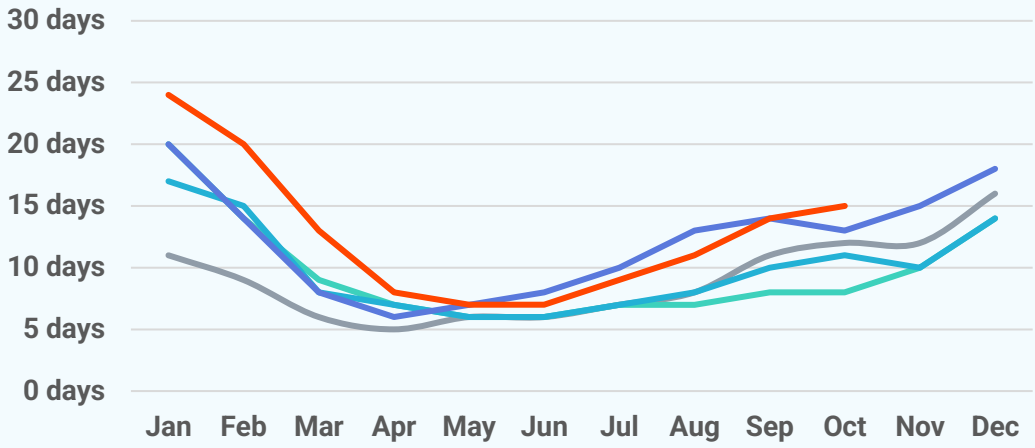
Median Days on Market

2026 2025 2024 2023 2022

15 days
October 2026

+2 days
Oct '26 vs. Oct '25
(Oct '25: 13 days)

+1 day
Oct '26 vs. Sep '26
(Sep '26: 14 days)



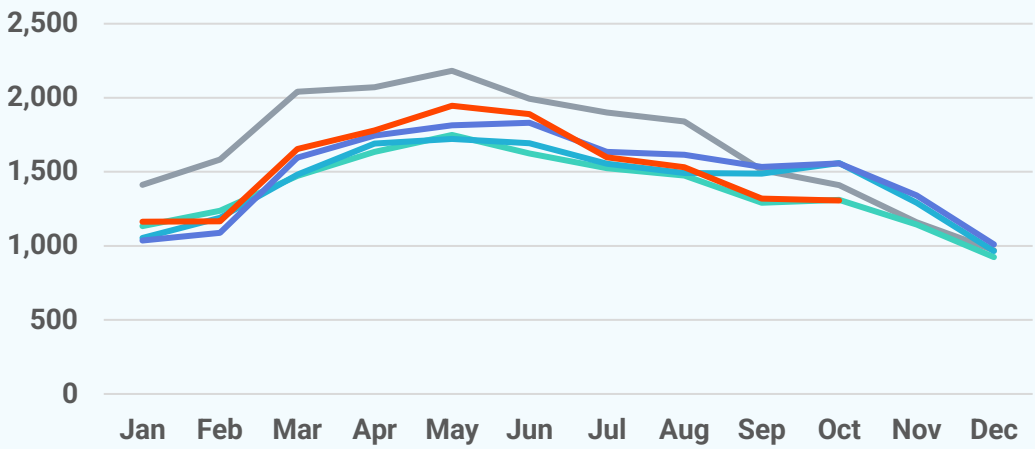
New Purchase Contracts

2026 2025 2024 2023 2022

1,307
October 2026

-16.0%
Oct '26 vs. Oct '25
(Oct '25: 1,556)

-0.9%
Oct '26 vs. Sep '26
(Sep '26: 1,319)



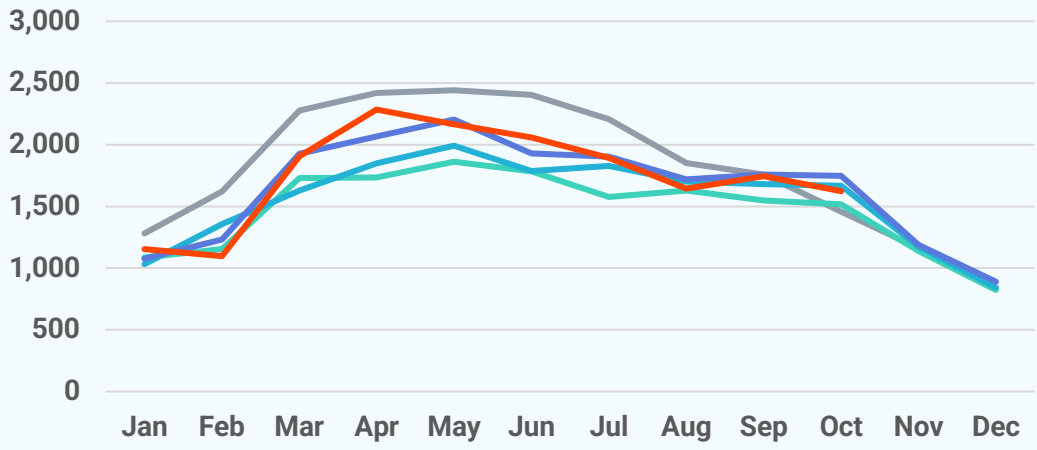
New Listings

2026 2025 2024 2023 2022

1,623
October 2026

-7.1%
Oct '26 vs. Oct '25
(Oct '25: 1,747)

-7.0%
Oct '26 vs. Sep '26
(Sep '26: 1,745)



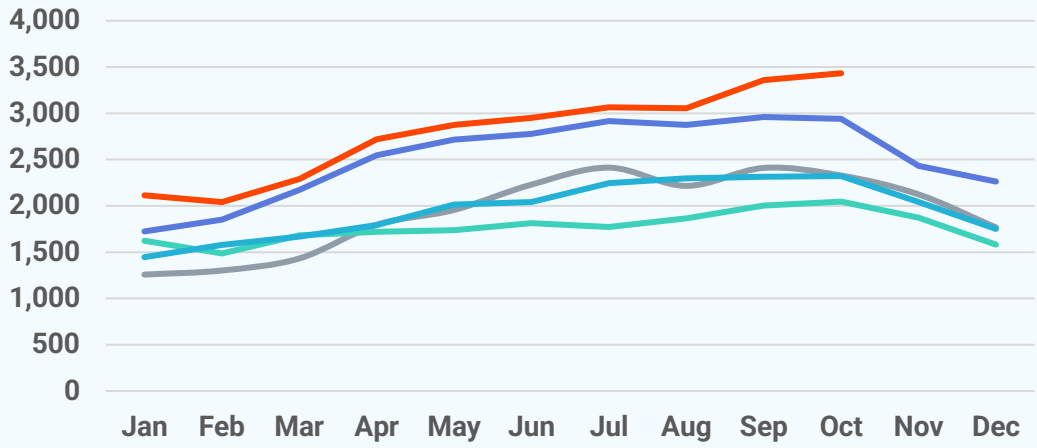
Active Listings

2026 2025 2024 2023 2022

3,433
October 2026

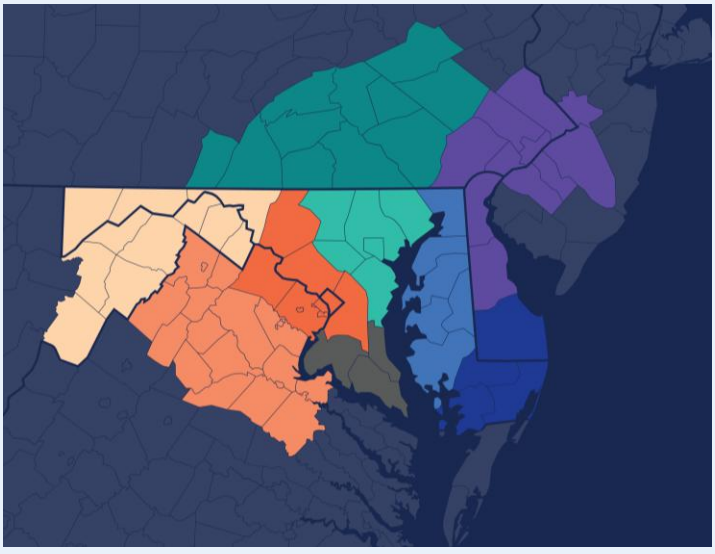
+16.8%
Oct '26 vs. Oct '25
(Oct '25: 2,939)

+2.3%
Oct '26 vs. Sep '26
(Sep '26: 3,357)



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**.



Baltimore Metro

October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

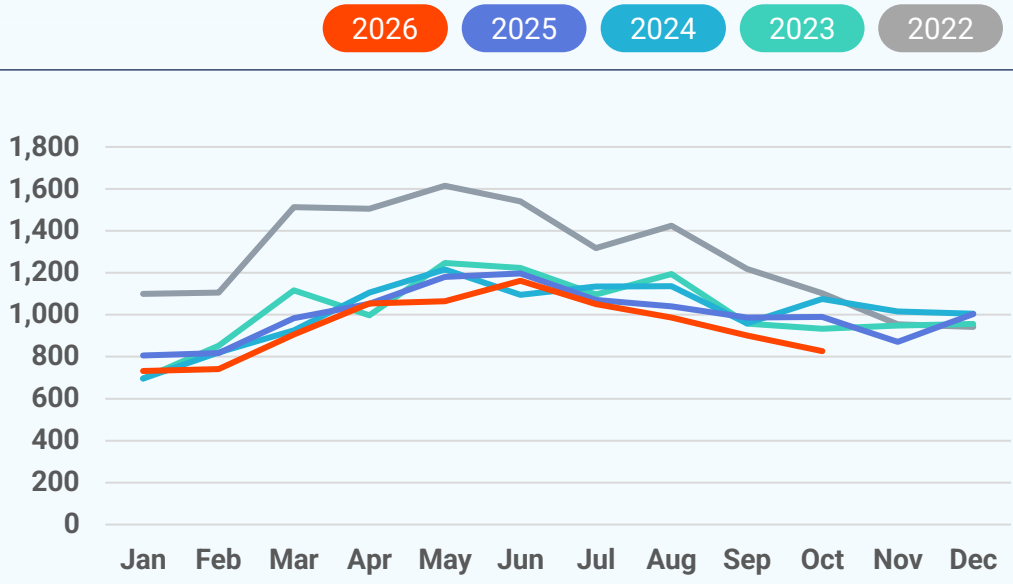
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	827	990	-16.5%
Median Sold Price	$310,000	$320,000	-3.1%
Median Days on Market	22 days	16 days	+6 days
New Purchase Contracts	966	1,155	-16.4%
New Listings	1,538	1,516	+1.5%
Active Listings	3,678	2,942	+25.0%
Months of Supply	3.91	2.91	+1.00 mos.

Closed Sales

827
October 2026

-16.5%
Oct '26 vs. Oct '25
(Oct '25: 990)

-8.3%
Oct '26 vs. Sep '26
(Sep '26: 902)



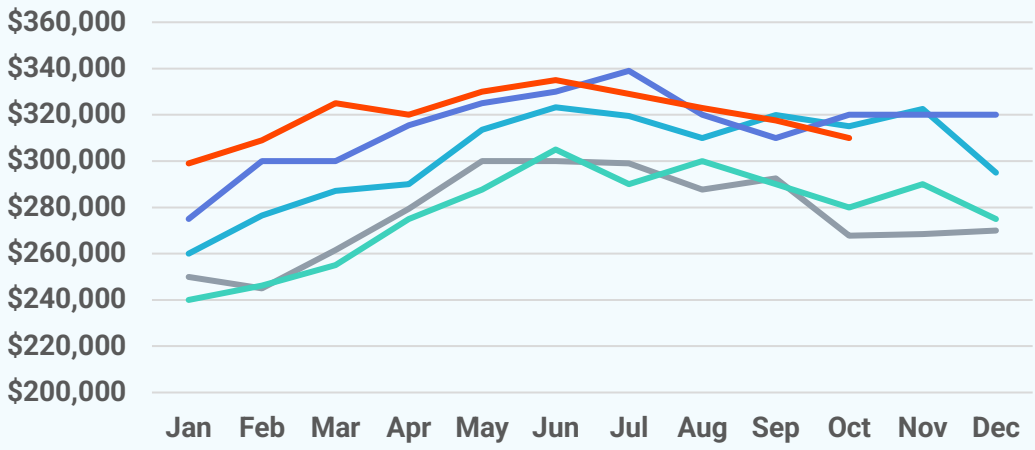
Median Sold Price

2026 2025 2024 2023 2022

$310,000
October 2026

-3.1%
Oct '26 vs. Oct '25
(Oct '25: $320,000)

-2.4%
Oct '26 vs. Sep '26
(Sep '26: $317,500)



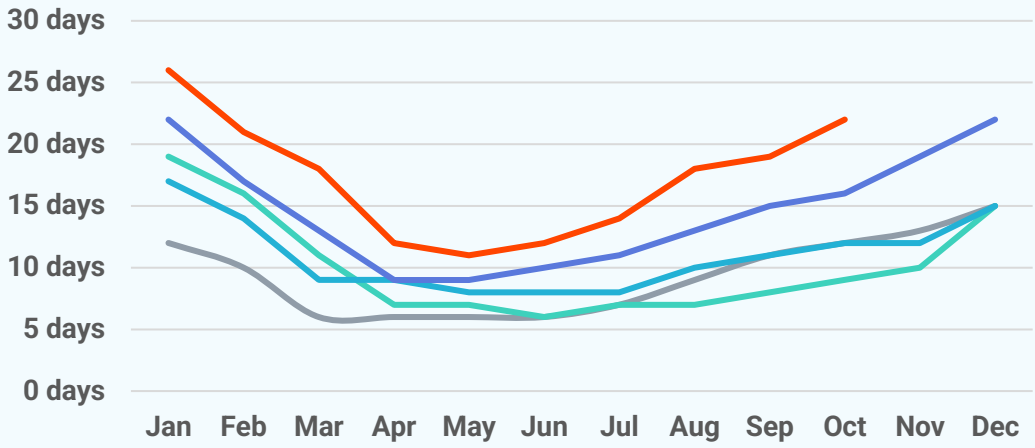
Median Days on Market

2026 2025 2024 2023 2022

22 days
October 2026

+6 days
Oct '26 vs. Oct '25
(Oct '25: 16 days)

+3 days
Oct '26 vs. Sep '26
(Sep '26: 19 days)



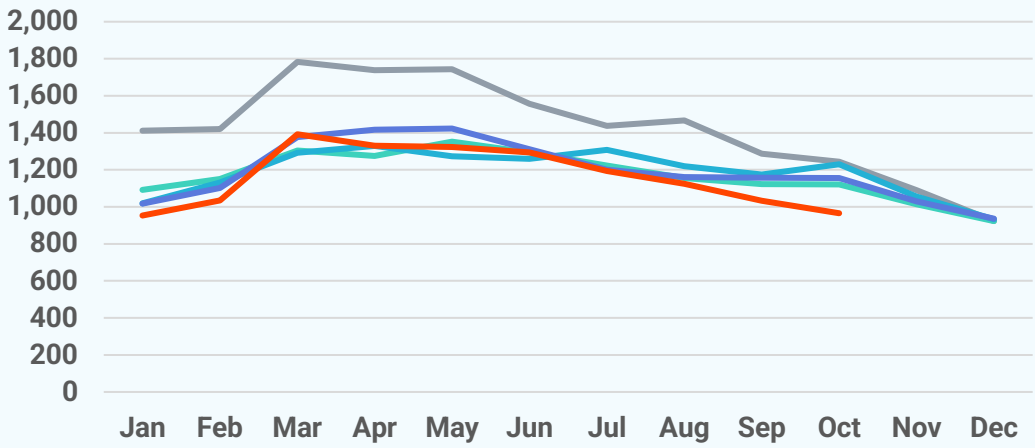
New Purchase Contracts

2026 2025 2024 2023 2022

966
October 2026

-16.4%
Oct '26 vs. Oct '25
(Oct '25: 1,155)

-6.5%
Oct '26 vs. Sep '26
(Sep '26: 1,033)



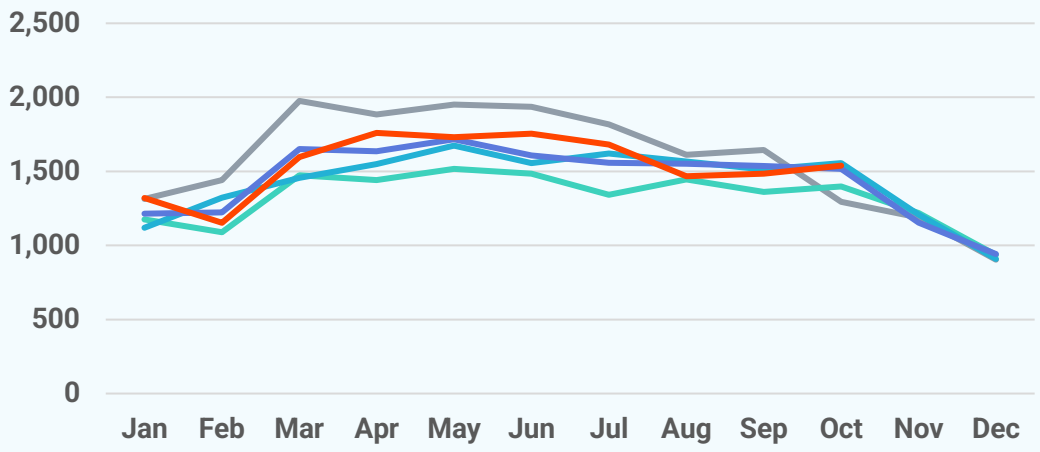
New Listings

2026 2025 2024 2023 2022

1,538
October 2026

+1.5%
Oct '26 vs. Oct '25
(Oct '25: 1,516)

+3.6%
Oct '26 vs. Sep '26
(Sep '26: 1,484)



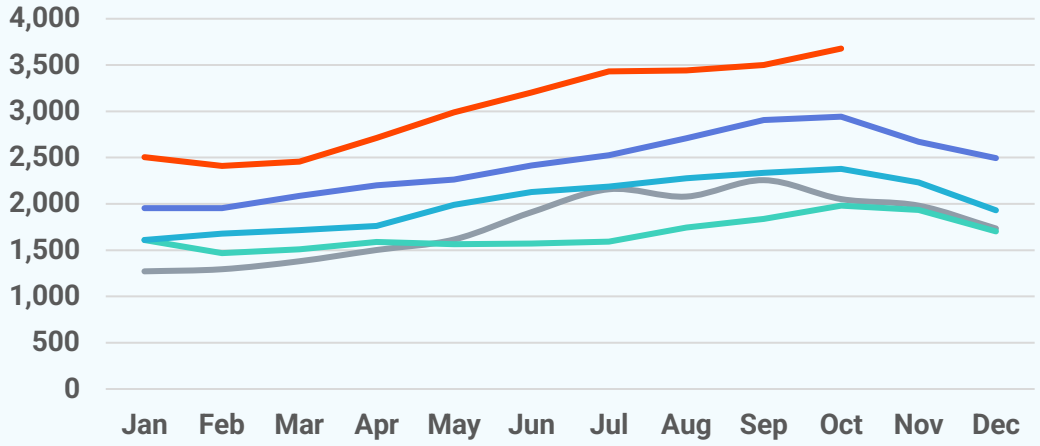
Active Listings

2026 2025 2024 2023 2022

3,678
October 2026

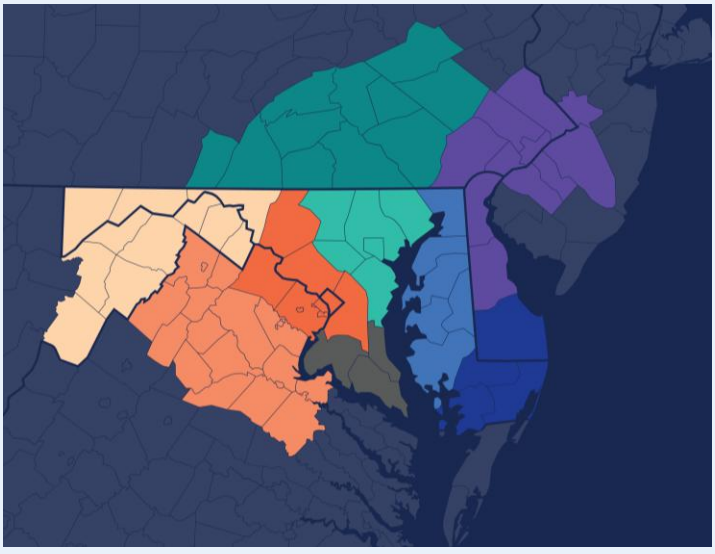
+25.0%
Oct '26 vs. Oct '25
(Oct '25: 2,942)

+5.1%
Oct '26 vs. Sep '26
(Sep '26: 3,499)



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**.



Baltimore Metro

October 2026 Condos Report

Prepared by Bright Research

Data as of November 6, 2026

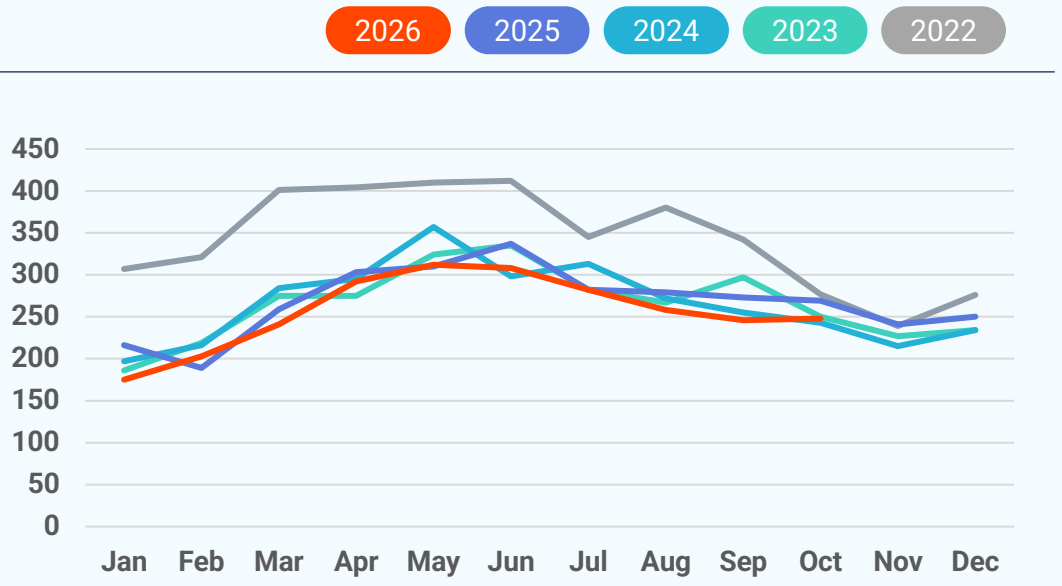
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	248	269	-7.8%
Median Sold Price	$317,500	$319,990	-0.8%
Median Days on Market	27 days	18 days	+9 days
New Purchase Contracts	240	327	-26.6%
New Listings	352	398	-11.6%
Active Listings	1,031	779	+32.3%
Months of Supply	4.05	2.95	+1.10 mos.

Closed Sales

248
October 2026

-7.8%
Oct '26 vs. Oct '25
(Oct '25: 269)

+0.8%
Oct '26 vs. Sep '26
(Sep '26: 246)



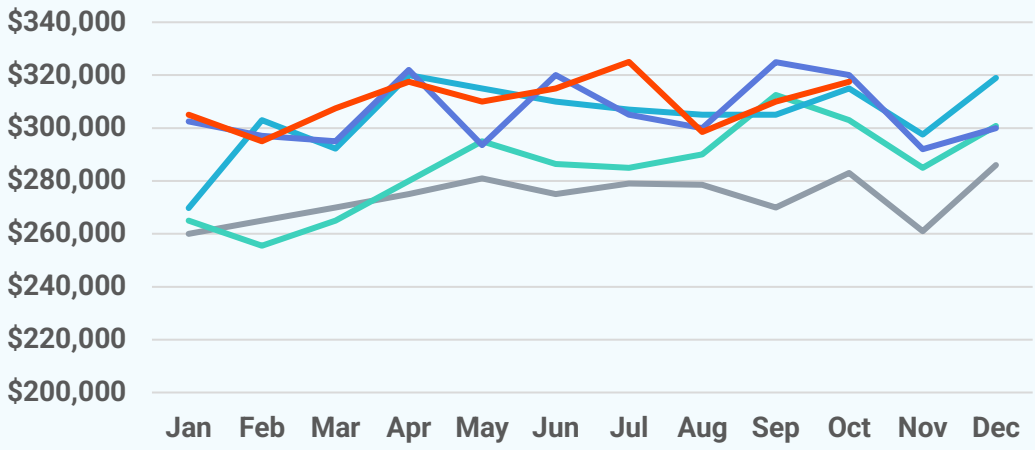
Median Sold Price

2026 2025 2024 2023 2022

$317,500
October 2026

-0.8%
Oct '26 vs. Oct '25
(Oct '25: $319,990)

+2.4%
Oct '26 vs. Sep '26
(Sep '26: $310,000)



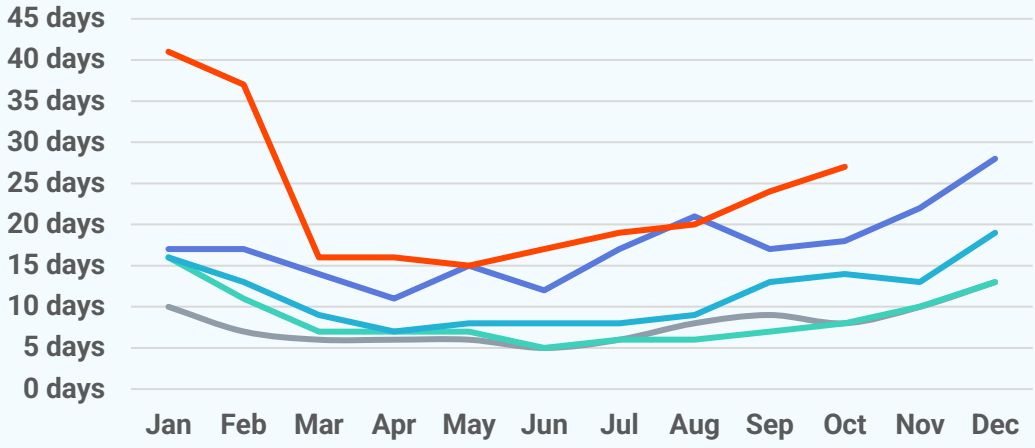
Median Days on Market

2026 2025 2024 2023 2022

27 days
October 2026

+9 days
Oct '26 vs. Oct '25
(Oct '25: 18 days)

+3 days
Oct '26 vs. Sep '26
(Sep '26: 24 days)



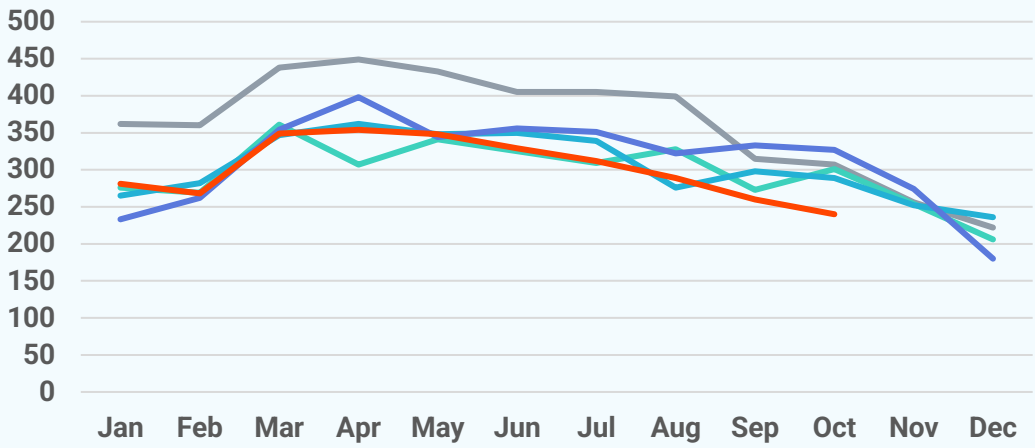
New Purchase Contracts

2026 2025 2024 2023 2022

240
October 2026

-26.6%
Oct '26 vs. Oct '25
(Oct '25: 327)

-7.7%
Oct '26 vs. Sep '26
(Sep '26: 260)



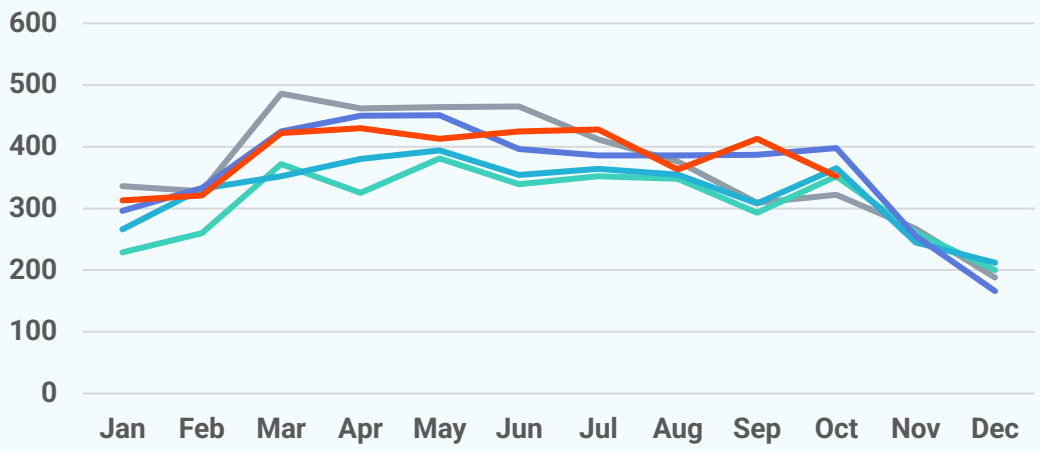
New Listings

2026 2025 2024 2023 2022

352
October 2026

-11.6%
Oct '26 vs. Oct '25
(Oct '25: 398)

-14.8%
Oct '26 vs. Sep '26
(Sep '26: 413)



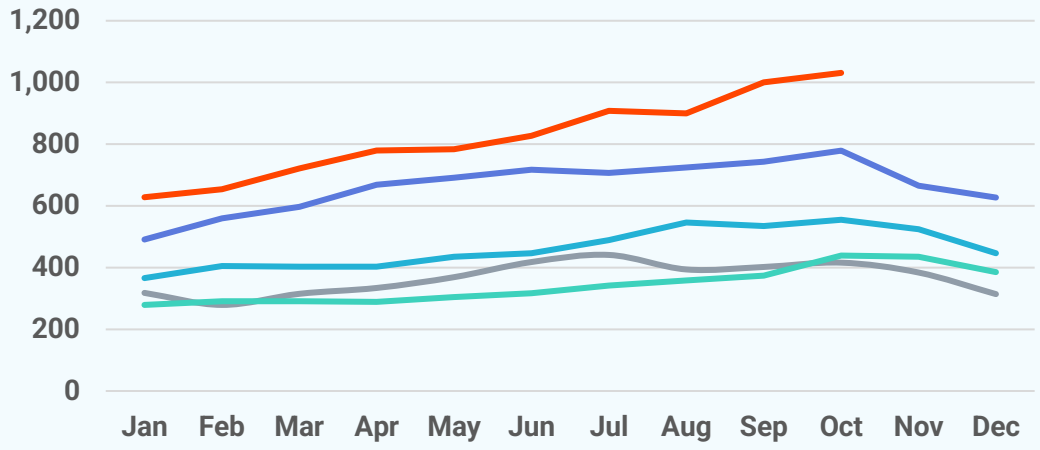
Active Listings

2026 2025 2024 2023 2022

1,031
October 2026

+32.3%
Oct '26 vs. Oct '25
(Oct '25: 779)

+3.1%
Oct '26 vs. Sep '26
(Sep '26: 1,000)



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**.

