

September 2026 Housing Market Report

Prepared by Bright Research

Data as of October 6, 2026

Key Market Statistics	Sep 2026	Sep 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,400	2,597	-7.6%	23,535	23,826	-1.2%
Median Sold Price	\$400,000	\$400,000	+0.0%	\$410,000	\$400,000	+2.5%
Median Days on Market	19 days	16 days	+3 days	14 days	12 days	+2 days
New Pending Sales	2,350	2,763	-14.9%	24,283	24,830	-2.2%
New Listings	3,010	3,055	-1.5%	33,626	33,454	+0.5%
Active Listings	7,943	6,554	+21.2%	7,943	6,554	+21.2%
Months of Supply	3.05	2.47	+0.58 mos.	3.05	2.47	+0.58 mos.
Showings	42,895	48,997	-12.5%	474,225	484,041	-2.0%

Housing Market Trends

Market activity slows across the Baltimore metro area. As rates pass the 7% threshold, buyers are holding back. There were 2,400 closed sales across the region in September, a 7.6% decline from a year ago.

Pending sales were down even more dramatically. With a total of 2,350 new pending sales in September, there were 14.9% fewer new contracts than last September. Showings, which is leading indicator of buyer interest, fell by 12.5%.

Across local markets, Howard County saw the sharpest drop in both new pending sales (-28.7%) and showings (-20.5%).

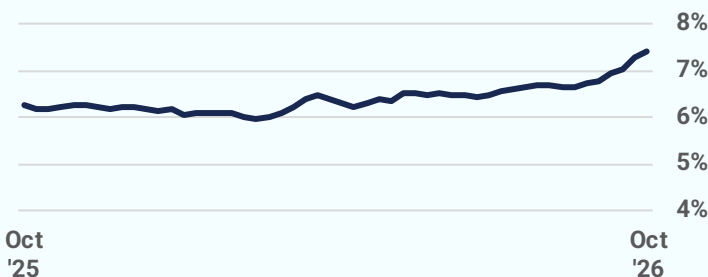
Overall, prices were flat in September, with the regionwide median price unchanged from a year ago. However, median prices rose in September in Anne Arundel, Carroll, and Harford counties.

Active listings rose by 21.2% year-over-year, as new listings outpace new pending contracts and days on market lengthened by three days.

Market Outlook

Expect a slow fall housing market in the Baltimore metro area, as affordability-constrained buyers sit on the sidelines and more homeowners remain locked in place with their low mortgage rates. Inventory is still low by historical standards which will keep home prices from softening significantly.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

2,400

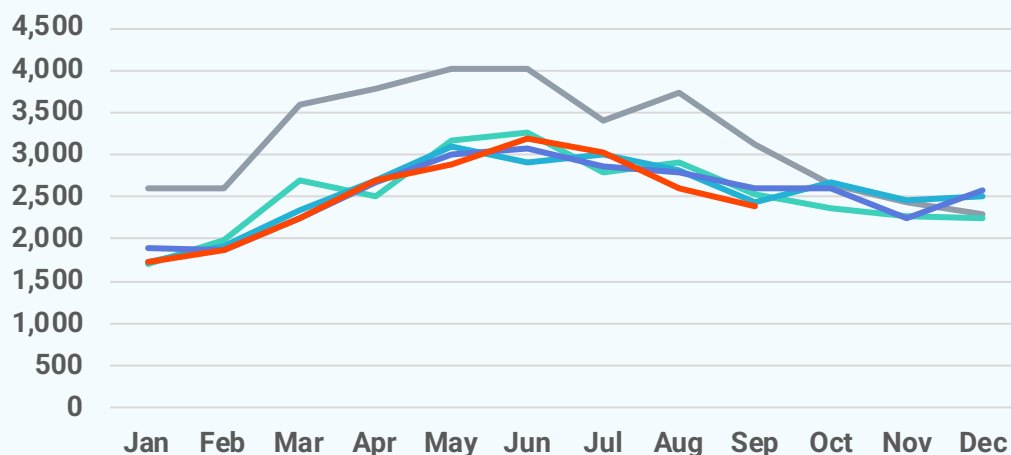
September 2026

-7.6%

Sep '26 vs. Sep '25
(Sep '25: 2,597)

-7.5%

Sep '26 vs. Aug '26
(Aug '26: 2,595)



Median Sold Price

2026

2025

2024

2023

2022

\$400,000

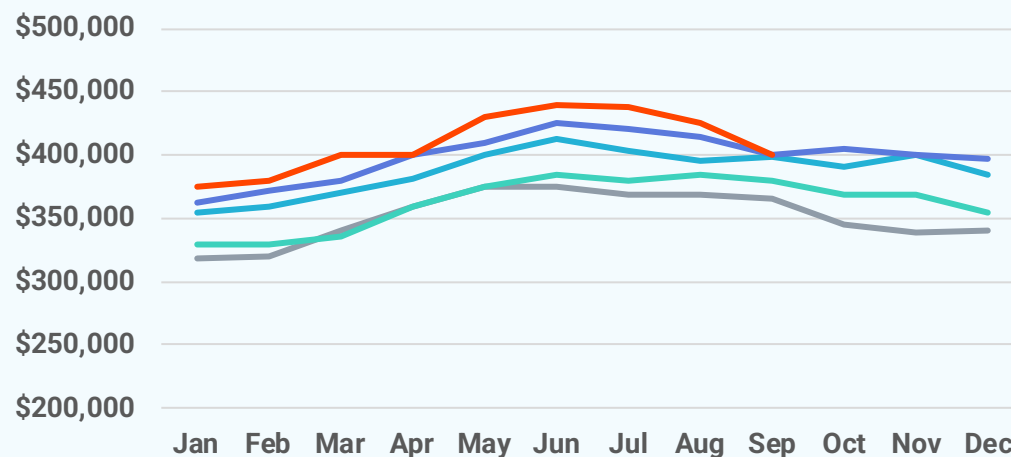
September 2026

+0.0%

Sep '26 vs. Sep '25
(Sep '25: \$400,000)

-5.9%

Sep '26 vs. Aug '26
(Aug '26: \$425,000)



Median Days on Market

2026

2025

2024

2023

2022

19 days

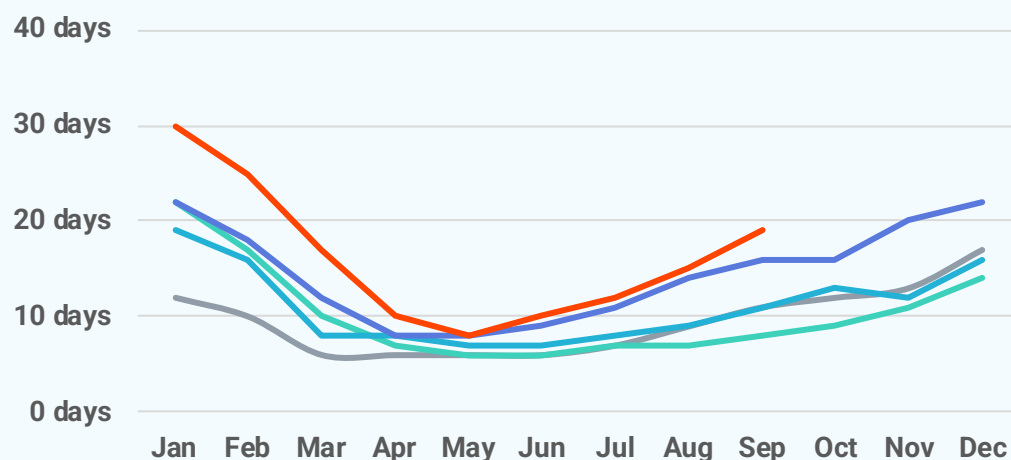
September 2026

+3 days

Sep '26 vs. Sep '25
(Sep '25: 16 days)

+4 days

Sep '26 vs. Aug '26
(Aug '26: 15 days)



New Pending Sales

2026

2025

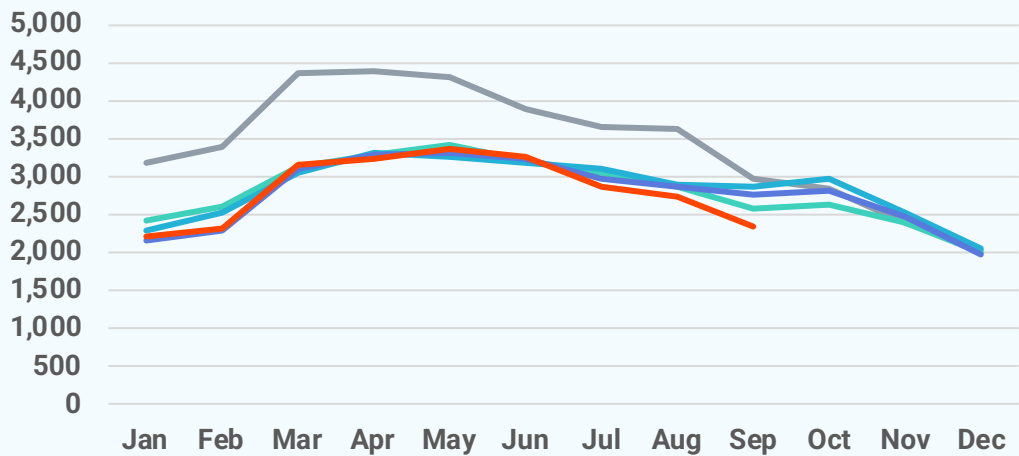
2024

2023

2022

2,350

September 2026

-14.9%Sep '26 vs. Sep '25
(Sep '25: 2,763)**-13.9%**Sep '26 vs. Aug '26
(Aug '26: 2,729)

New Listings

2026

2025

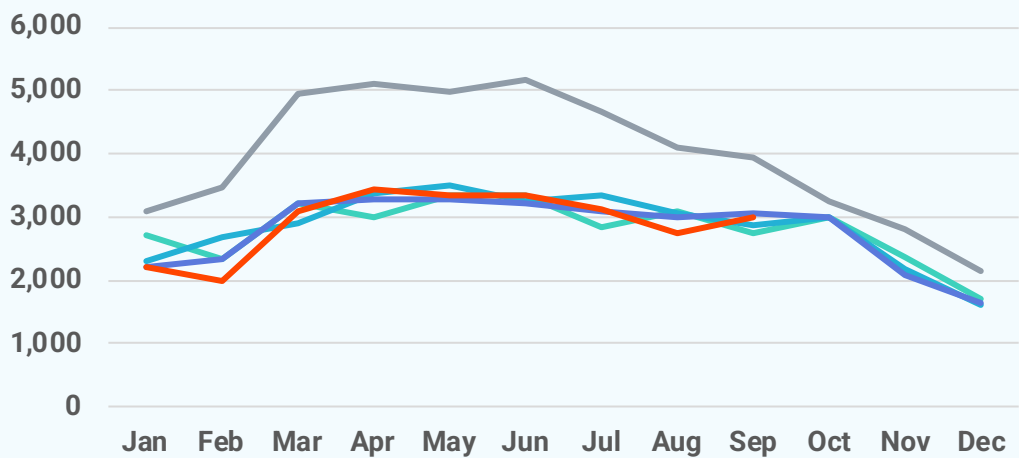
2024

2023

2022

3,010

September 2026

-1.5%Sep '26 vs. Sep '25
(Sep '25: 3,055)**+9.7%**Sep '26 vs. Aug '26
(Aug '26: 2,743)

Active Listings

2026

2025

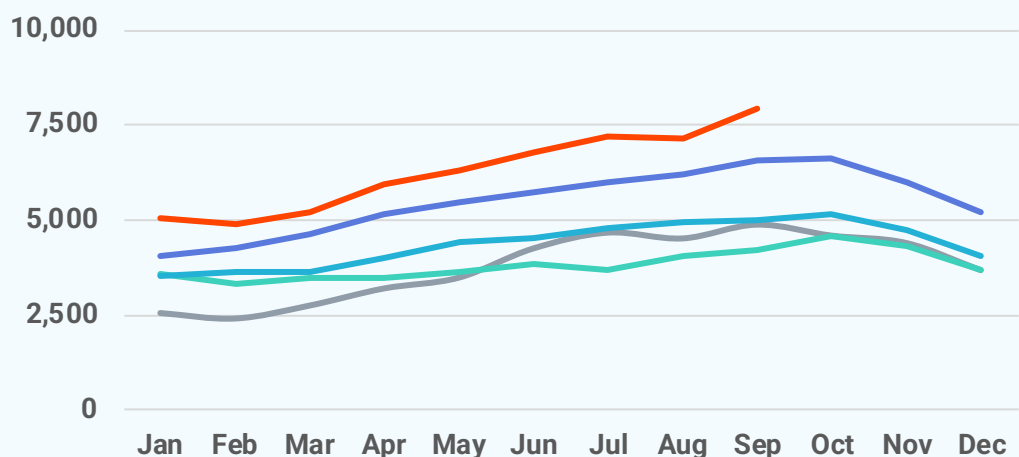
2024

2023

2022

7,943

September 2026

+21.2%Sep '26 vs. Sep '25
(Sep '25: 6,554)**+11.5%**Sep '26 vs. Aug '26
(Aug '26: 7,123)

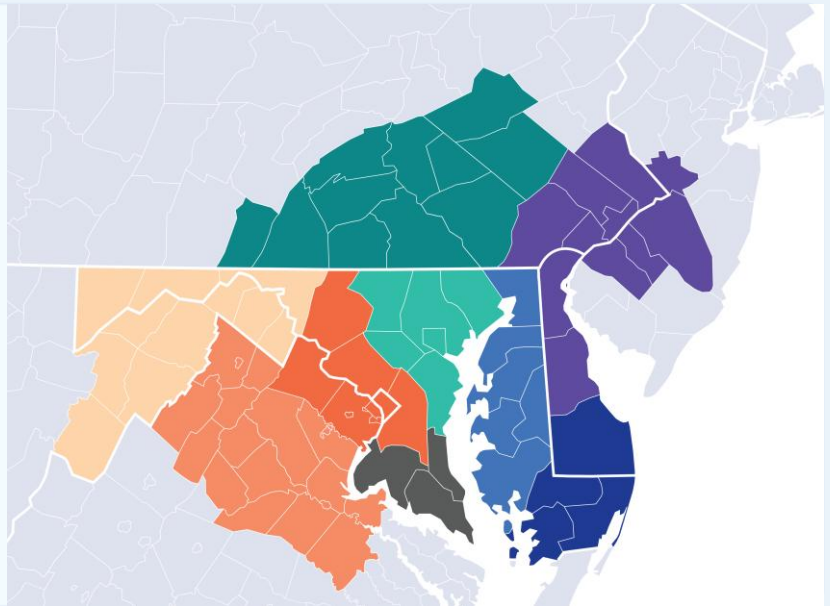
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Baltimore Metro	2,400	-7.6%	\$400,000	+0.0%	19 days	+3 days
Anne Arundel County, MD	581	-8.4%	\$503,000	+2.4%	15 days	+3 days
Baltimore City, MD	513	-9.2%	\$227,500	-1.1%	26 days	-5 days
Baltimore County, MD	618	-7.8%	\$365,000	+0.1%	17 days	+3 days
Carroll County, MD	151	-3.2%	\$474,350	+2.6%	19 days	+8 days
Harford County, MD	287	+9.1%	\$403,495	+2.2%	22 days	+7 days
Howard County, MD	250	-19.1%	\$615,000	-0.8%	12 days	-1 day

Local Markets	New Pending Sales		New Listings		Showings	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Baltimore Metro	2,350	-14.9%	3,010	-1.5%	42,895	-12.5%
Anne Arundel County, MD	568	-12.3%	637	+1.4%	9,743	-11.0%
Baltimore City, MD	541	-16.1%	857	-2.3%	9,747	-13.3%
Baltimore County, MD	659	-10.6%	788	-3.2%	11,879	-10.7%
Carroll County, MD	156	-5.5%	142	-15.5%	2,611	-0.2%
Harford County, MD	215	-21.0%	321	+10.7%	3,574	-14.6%
Howard County, MD	211	-28.7%	265	-4.7%	5,341	-20.5%

Local Markets	Active Listings		Months of Supply	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Baltimore Metro	7,943	+21.2%	3.05	+0.58 months
Anne Arundel County, MD	1,487	+28.5%	2.42	+0.53 months
Baltimore City, MD	2,949	+17.8%	5.02	+1.1 months
Baltimore County, MD	1,807	+22.6%	2.62	+0.52 months
Carroll County, MD	366	+13.0%	2.23	+0.15 months
Harford County, MD	747	+28.4%	2.85	+0.65 months
Howard County, MD	587	+14.4%	2.09	+0.25 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 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**,
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interview or information requests:

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

September 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of October 6, 2026

Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	1,235	1,341	-7.9%
Median Sold Price	\$525,000	\$499,999	+5.0%
Median Days on Market	15 days	14 days	+1 day
New Pending Sales	1,176	1,409	-16.5%
New Listings	1,357	1,408	-3.6%
Active Listings	3,370	2,925	+15.2%
Months of Supply	2.52	2.21	+0.31 mos.

Closed Sales

2026

2025

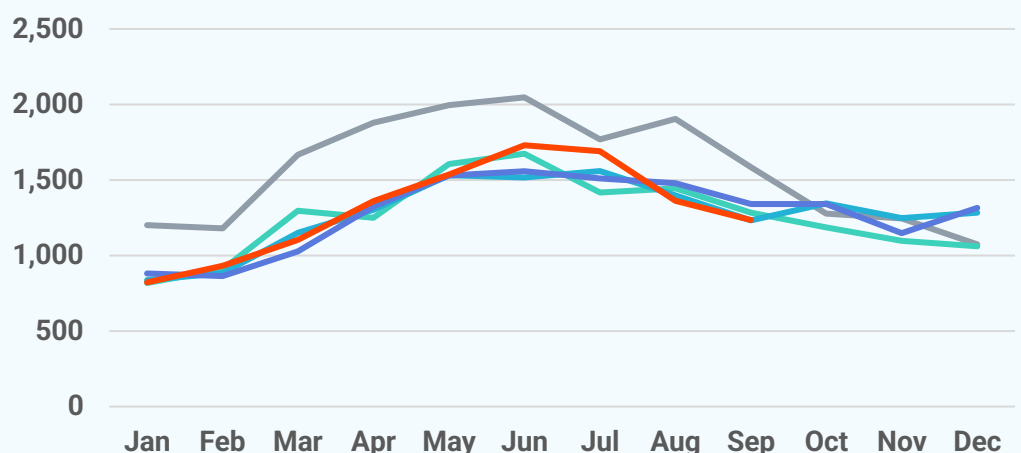
2024

2023

2022

1,235

September 2026

-7.9%Sep '26 vs. Sep '25
(Sep '25: 1,341)**-9.4%**Sep '26 vs. Aug '26
(Aug '26: 1,363)

Median Sold Price

2026

2025

2024

2023

2022

\$525,000

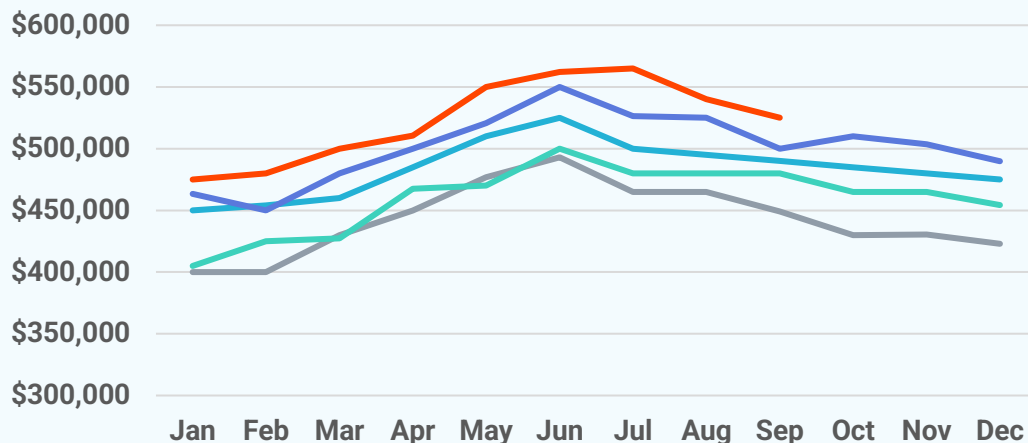
September 2026

+5.0%

Sep '26 vs. Sep '25
(Sep '25: \$499,999)

-2.8%

Sep '26 vs. Aug '26
(Aug '26: \$540,000)



Median Days on Market

2026

2025

2024

2023

2022

15 days

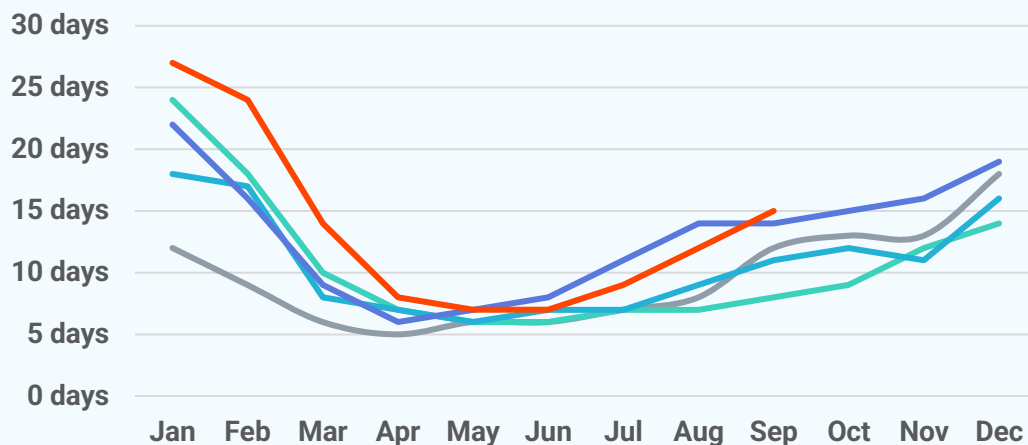
September 2026

+1 day

Sep '26 vs. Sep '25
(Sep '25: 14 days)

+3 days

Sep '26 vs. Aug '26
(Aug '26: 12 days)



New Pending Sales

2026

2025

2024

2023

2022

1,176

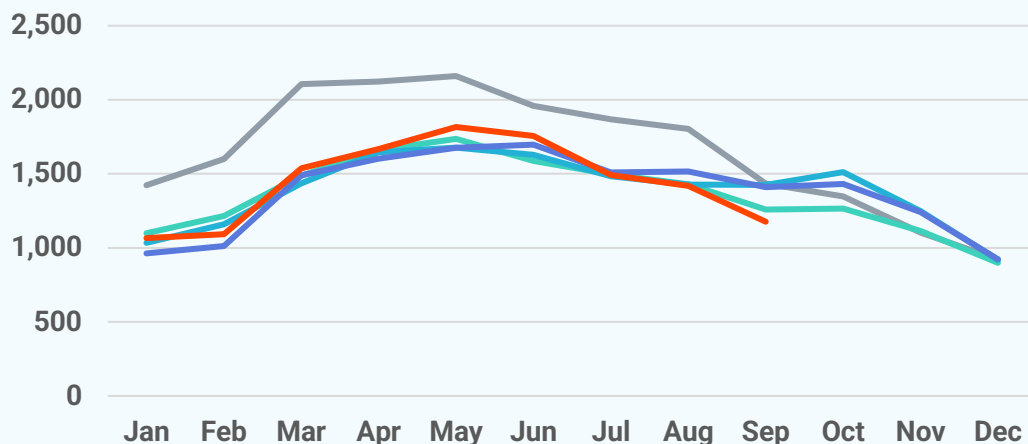
September 2026

-16.5%

Sep '26 vs. Sep '25
(Sep '25: 1,409)

-17.1%

Sep '26 vs. Aug '26
(Aug '26: 1,419)



New Listings

2026

2025

2024

2023

2022

1,357

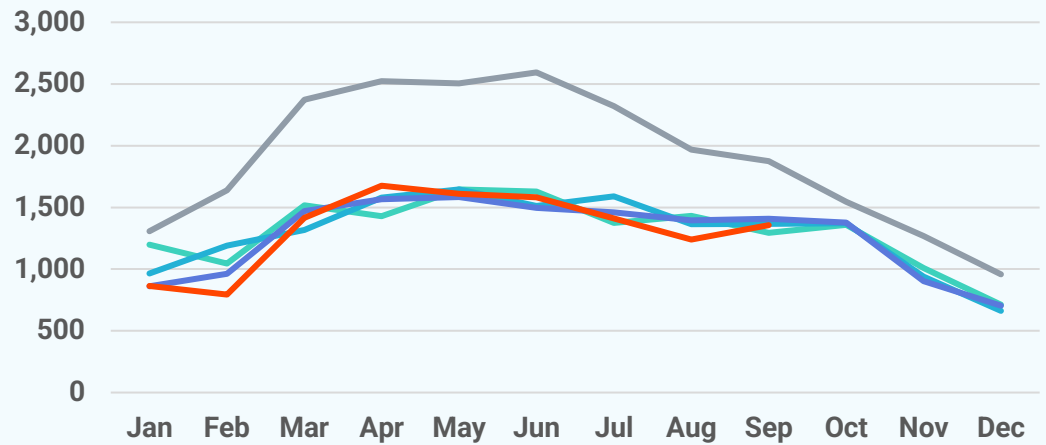
September 2026

-3.6%

Sep '26 vs. Sep '25
(Sep '25: 1,408)

+9.5%

Sep '26 vs. Aug '26
(Aug '26: 1,239)



Active Listings

2026

2025

2024

2023

2022

3,370

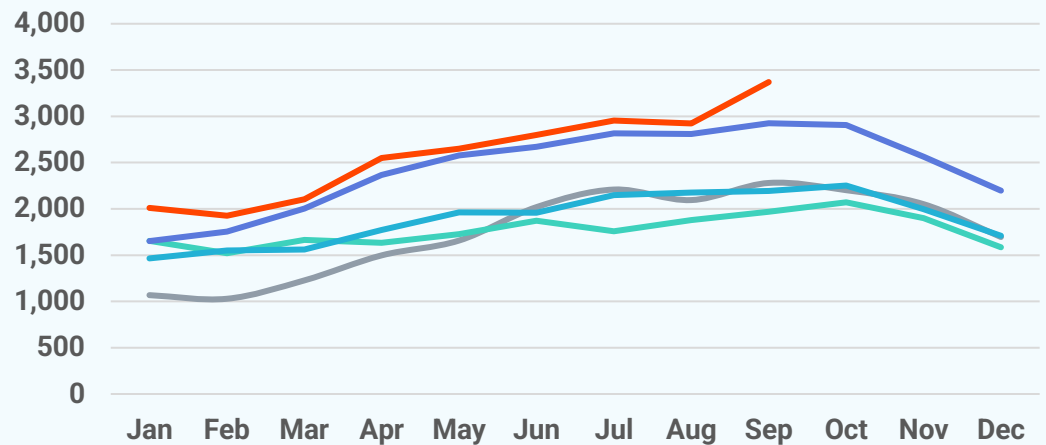
September 2026

+15.2%

Sep '26 vs. Sep '25
(Sep '25: 2,925)

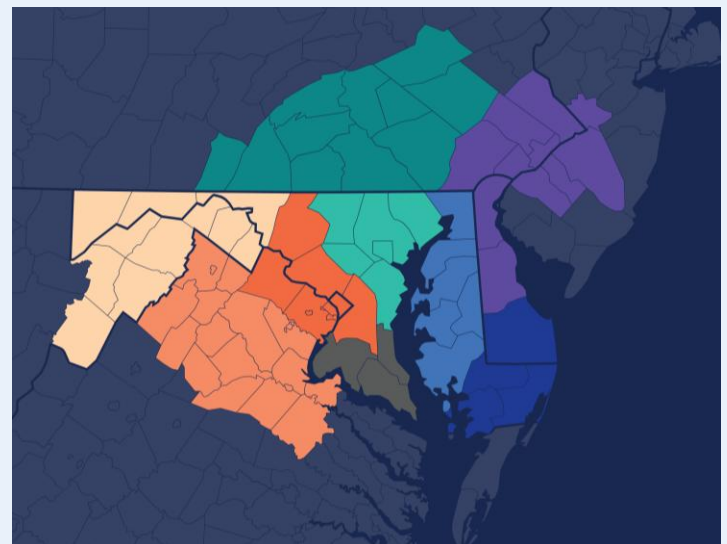
+15.3%

Sep '26 vs. Aug '26
(Aug '26: 2,922)



About Bright MLS

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September 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of October 6, 2026

Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	915	982	-6.8%
Median Sold Price	\$315,000	\$310,500	+1.4%
Median Days on Market	21 days	16 days	+5 days
New Pending Sales	927	1,054	-12.0%
New Listings	1,292	1,334	-3.1%
Active Listings	3,561	2,912	+22.3%
Months of Supply	3.56	2.75	+0.81 mos.

Closed Sales

2026

2025

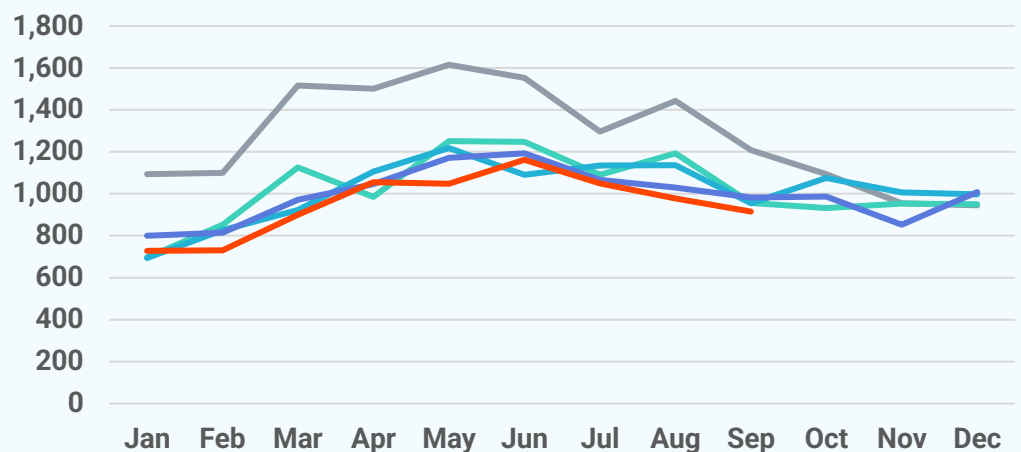
2024

2023

2022

915

September 2026

-6.8%Sep '26 vs. Sep '25
(Sep '25: 982)**-6.4%**Sep '26 vs. Aug '26
(Aug '26: 978)

Median Sold Price

2026

2025

2024

2023

2022

\$315,000

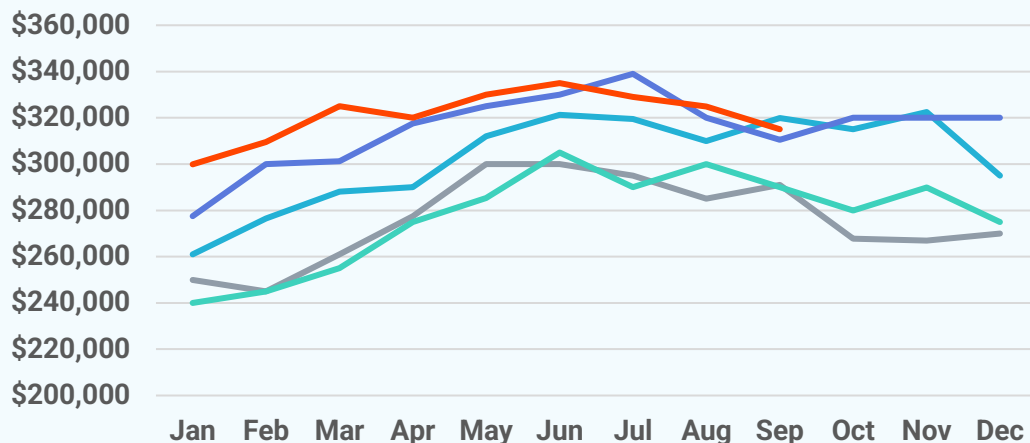
September 2026

+1.4%

Sep '26 vs. Sep '25
(Sep '25: \$310,500)

-3.0%

Sep '26 vs. Aug '26
(Aug '26: \$324,900)



Median Days on Market

2026

2025

2024

2023

2022

21 days

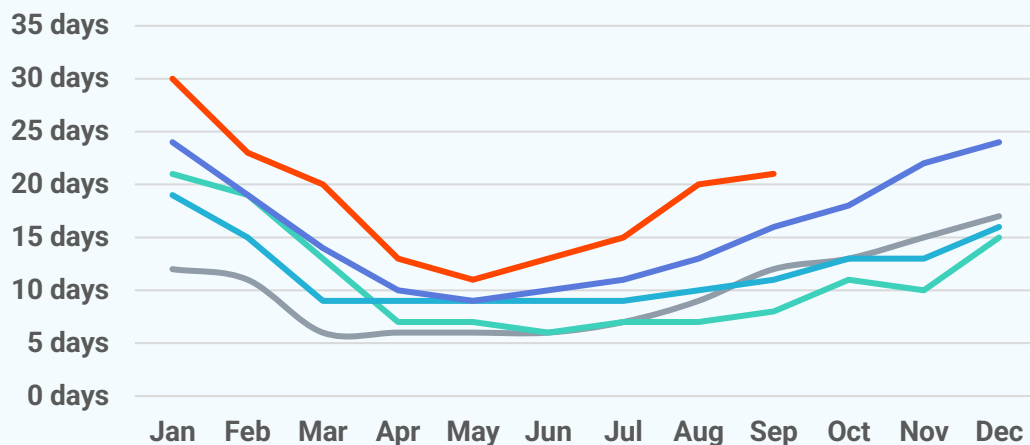
September 2026

+5 days

Sep '26 vs. Sep '25
(Sep '25: 16 days)

+1 day

Sep '26 vs. Aug '26
(Aug '26: 20 days)



New Pending Sales

2026

2025

2024

2023

2022

927

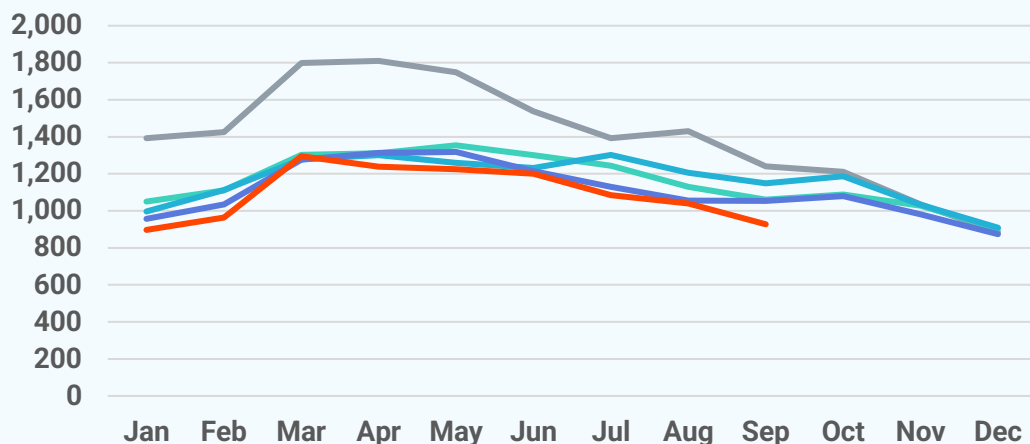
September 2026

-12.0%

Sep '26 vs. Sep '25
(Sep '25: 1,054)

-10.8%

Sep '26 vs. Aug '26
(Aug '26: 1,039)



New Listings

2026

2025

2024

2023

2022

1,292

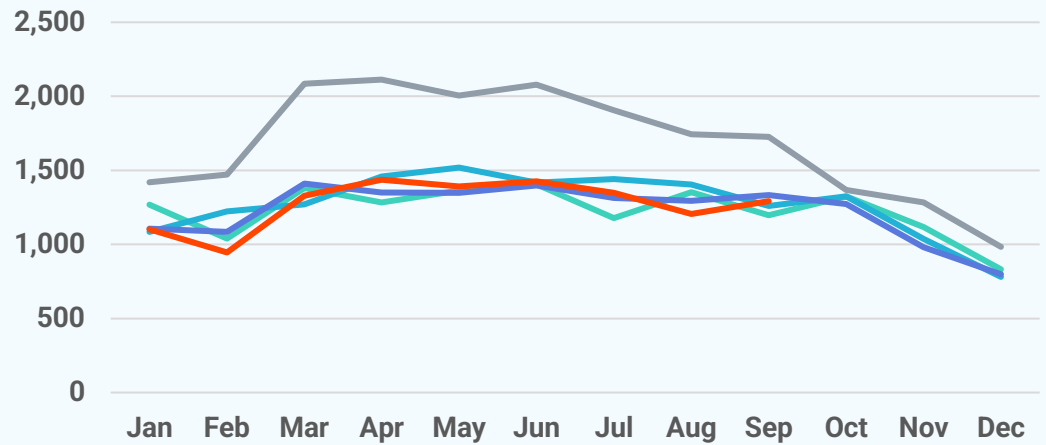
September 2026

-3.1%

Sep '26 vs. Sep '25
(Sep '25: 1,334)

+7.0%

Sep '26 vs. Aug '26
(Aug '26: 1,207)



Active Listings

2026

2025

2024

2023

2022

3,561

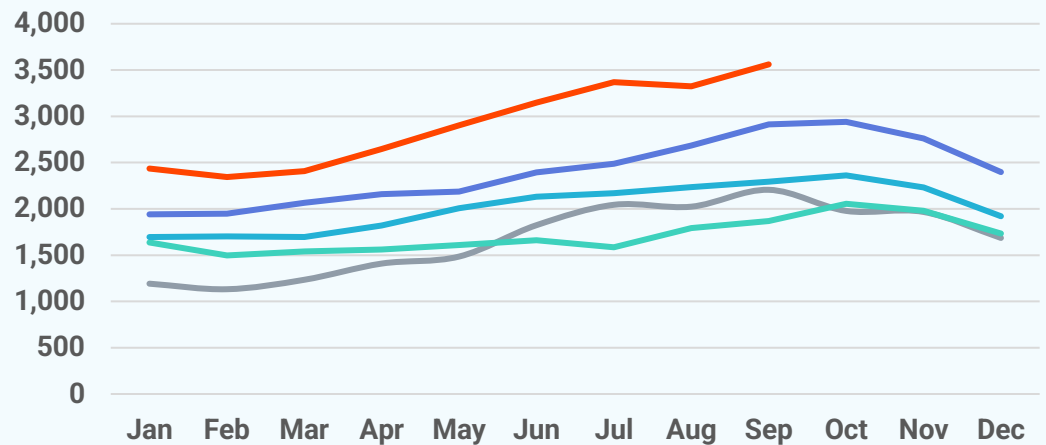
September 2026

+22.3%

Sep '26 vs. Sep '25
(Sep '25: 2,912)

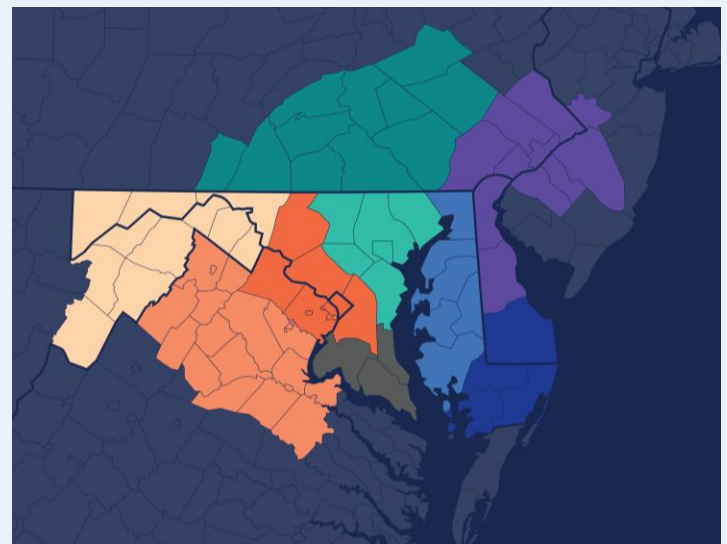
+7.1%

Sep '26 vs. Aug '26
(Aug '26: 3,325)



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September 2026 Condos Report

Prepared by Bright Research

Data as of October 6, 2026

Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	249	274	-9.1%
Median Sold Price	\$310,000	\$325,000	-4.6%
Median Days on Market	24 days	20 days	+4 days
New Pending Sales	247	300	-17.7%
New Listings	361	313	+15.3%
Active Listings	1,012	717	+41.1%
Months of Supply	3.85	2.66	+1.19 mos.

Closed Sales

2026

2025

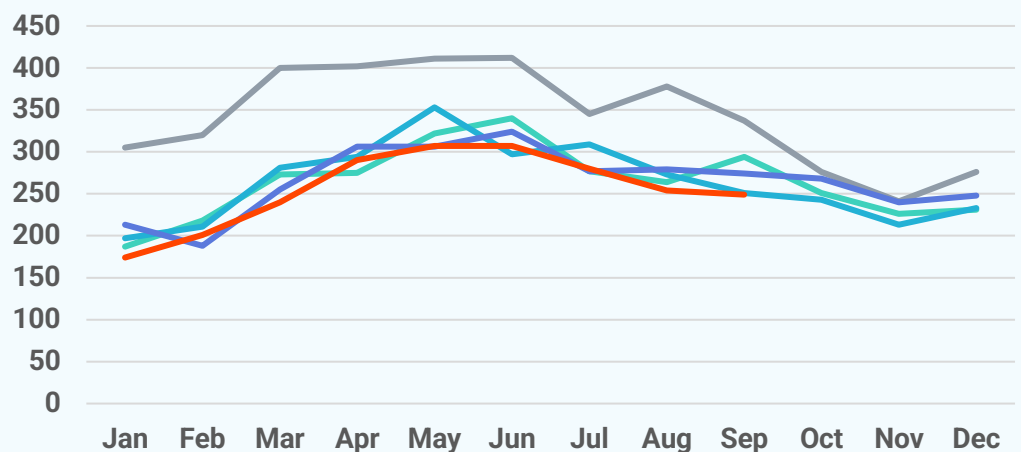
2024

2023

2022

249

September 2026

-9.1%Sep '26 vs. Sep '25
(Sep '25: 274)**-2.0%**Sep '26 vs. Aug '26
(Aug '26: 254)

Median Sold Price

2026

2025

2024

2023

2022

\$310,000

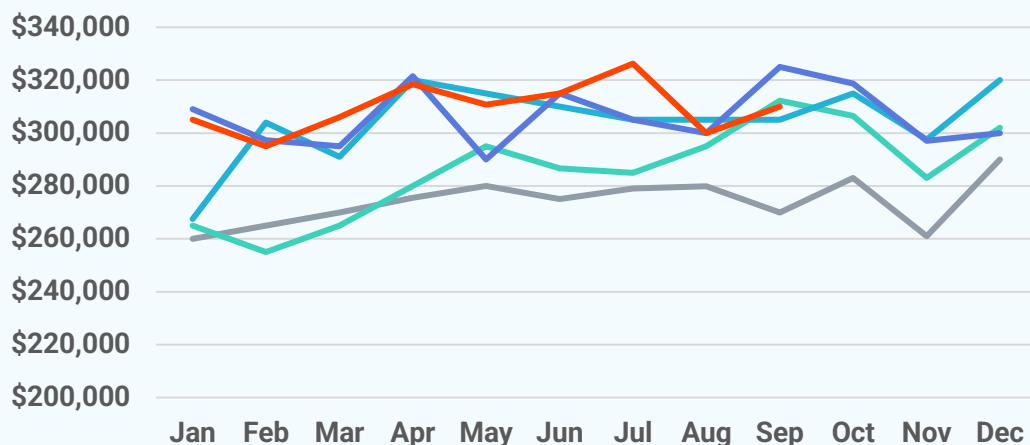
September 2026

-4.6%

Sep '26 vs. Sep '25
(Sep '25: \$325,000)

+3.4%

Sep '26 vs. Aug '26
(Aug '26: \$299,900)



Median Days on Market

2026

2025

2024

2023

2022

24 days

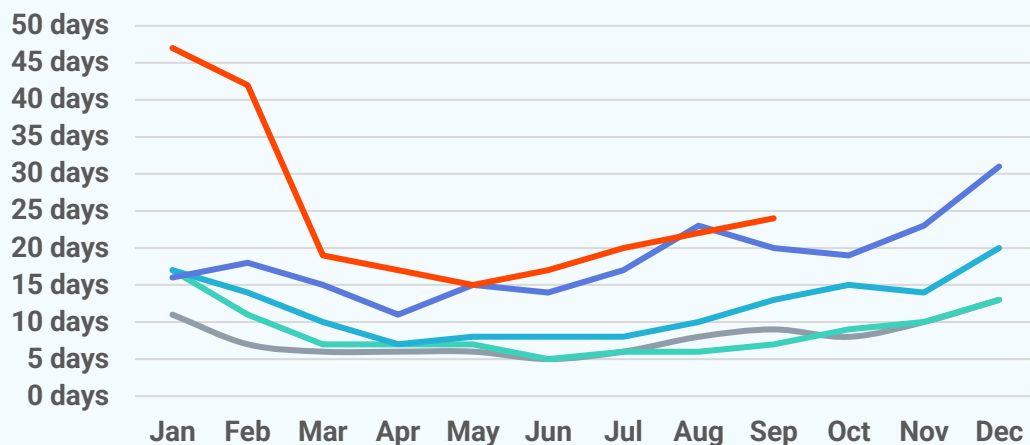
September 2026

+4 days

Sep '26 vs. Sep '25
(Sep '25: 20 days)

+2 days

Sep '26 vs. Aug '26
(Aug '26: 22 days)



New Pending Sales

2026

2025

2024

2023

2022

247

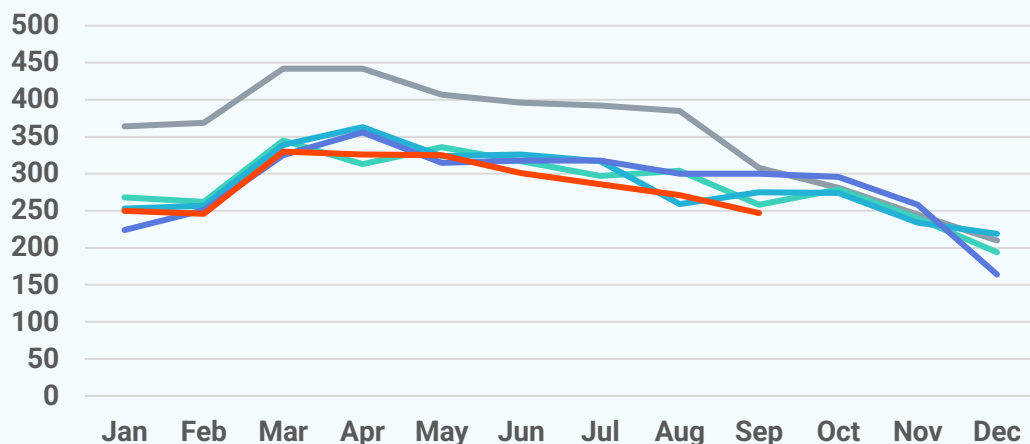
September 2026

-17.7%

Sep '26 vs. Sep '25
(Sep '25: 300)

-8.9%

Sep '26 vs. Aug '26
(Aug '26: 271)



New Listings

2026

2025

2024

2023

2022

361

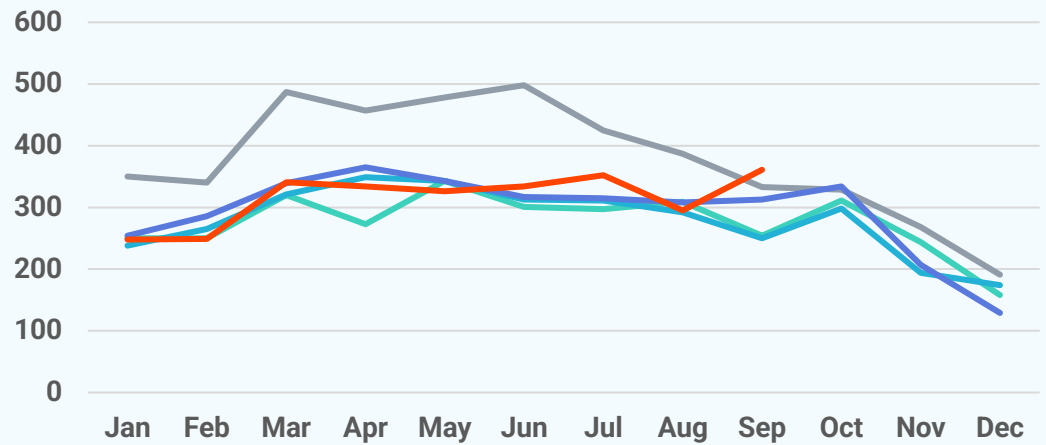
September 2026

+15.3%

Sep '26 vs. Sep '25
(Sep '25: 313)

+22.4%

Sep '26 vs. Aug '26
(Aug '26: 295)



Active Listings

2026

2025

2024

2023

2022

1,012

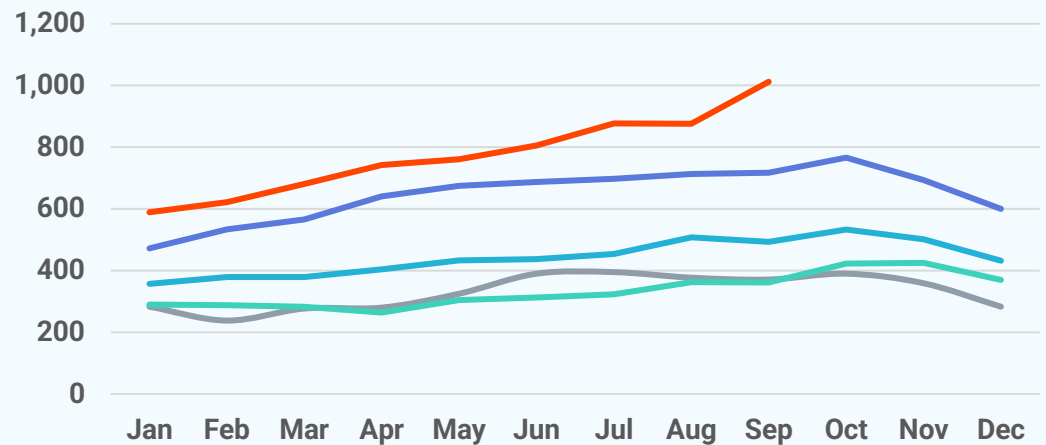
September 2026

+41.1%

Sep '26 vs. Sep '25
(Sep '25: 717)

+15.5%

Sep '26 vs. Aug '26
(Aug '26: 876)



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