

February 2026 Housing Market Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	1,866	1,868	-0.1%	3,647	3,835	-4.9%
Median Sold Price	\$380,000	\$372,250	+2.1%	\$378,000	\$365,000	+3.6%
Median Days on Market	25 days	18 days	+7 days	27 days	21 days	+6 days
New Pending Sales	2,303	2,299	+0.2%	4,419	4,384	+0.8%
New Listings	1,989	2,335	-14.8%	4,750	4,984	-4.7%
Active Listings	4,892	4,235	+15.5%	4,892	4,235	+15.5%
Months of Supply	1.87	1.59	+0.28 mos.	1.87	1.59	+0.28 mos.
Showings	45,204	44,854	+0.8%	88,940	86,946	+2.3%

Housing Market Trends

New listings down significantly in the Baltimore region.

There were 1,989 new listings that came onto the market in February 2026 in the Baltimore metro area, a drop of 14.8% compared to the number of new listings added in February 2025. Sellers have been cautious and even more seemed to hold back in the latest month. Only Carroll and Harford counties had an increase in new listings while listings were down at double-digit rates in other counties.

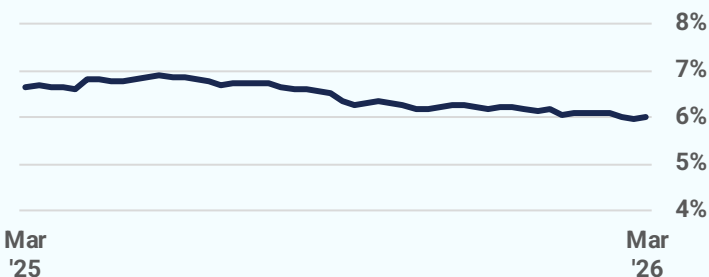
Buyer activity has also been tepid. Closed sales were relatively flat, down 0.1% year-over-year and new pending sales rose just 0.2%. The detached single-family home market was a bright spot, where both closed sales (+8.0%) and new pending sales (+7.8%) were strongly higher than a year ago.

Inventory continues to grow. With 4,892 homes on the market, this is the highest February month-end inventory since 2020. As the market adjusts, homes have stayed on the market longer, on average nearly a week more and price growth has slowed.

Market Outlook

The outlook for the Baltimore area housing market has been hazy due to economic uncertainty. While mortgage rates fell to a 3 ½ year low in February, affordability and economic uncertainty have held buyers and sellers back. The conflict with Iran has introduced even more uncertainty, potentially pushing back the start of the spring homebuying season.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

1,866

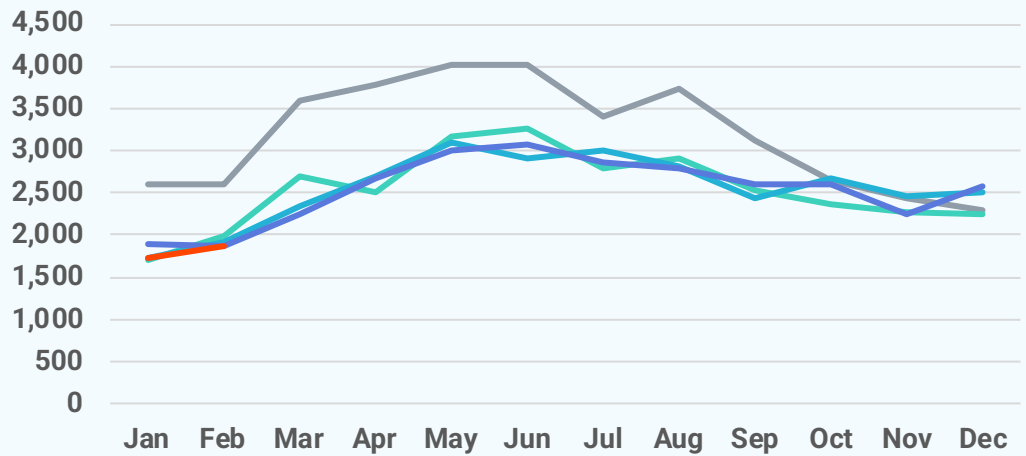
February 2026

-0.1%

Feb '26 vs. Feb '25
(Feb '25: 1,868)

+8.1%

Feb '26 vs. Jan '26
(Jan '26: 1,726)



Median Sold Price

2026

2025

2024

2023

2022

\$380,000

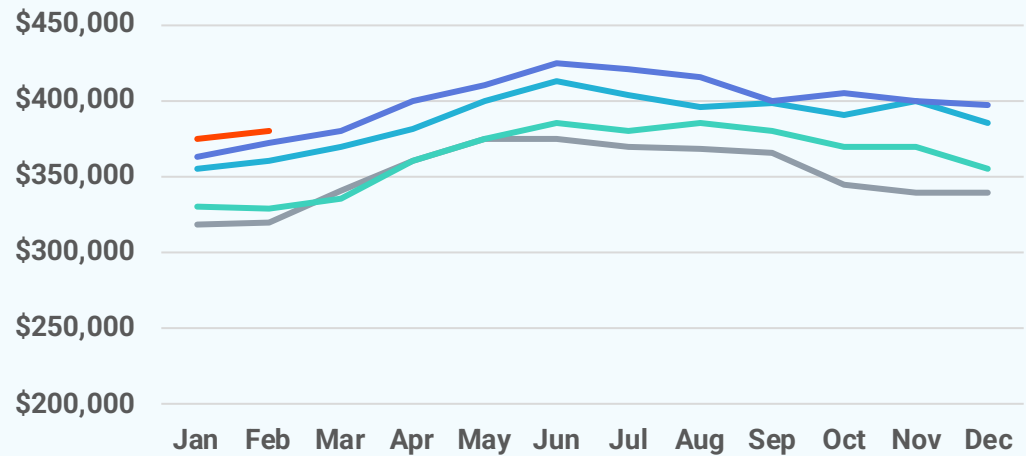
February 2026

+2.1%

Feb '26 vs. Feb '25
(Feb '25: \$372,250)

+1.3%

Feb '26 vs. Jan '26
(Jan '26: \$375,000)



Median Days on Market

2026

2025

2024

2023

2022

25 days

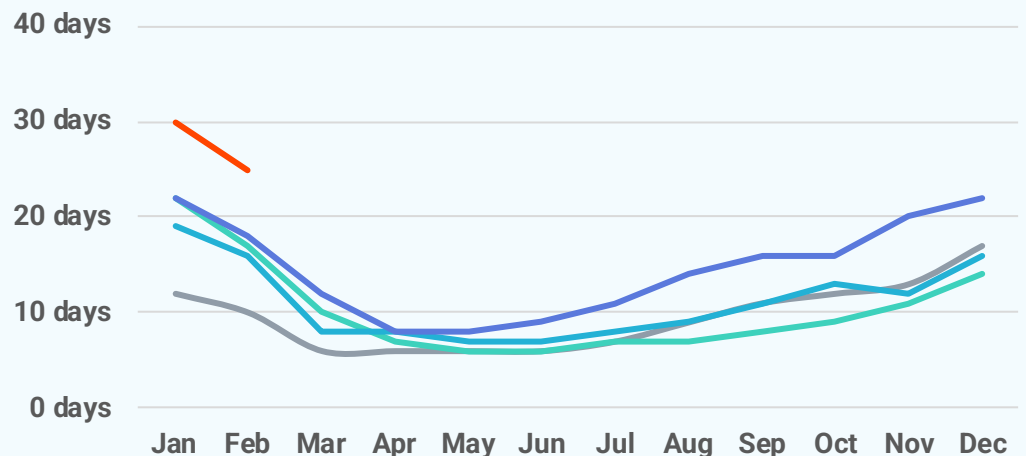
February 2026

+7 days

Feb '26 vs. Feb '25
(Feb '25: 18 days)

-5 days

Feb '26 vs. Jan '26
(Jan '26: 30 days)



New Pending Sales

2026

2025

2024

2023

2022

2,303

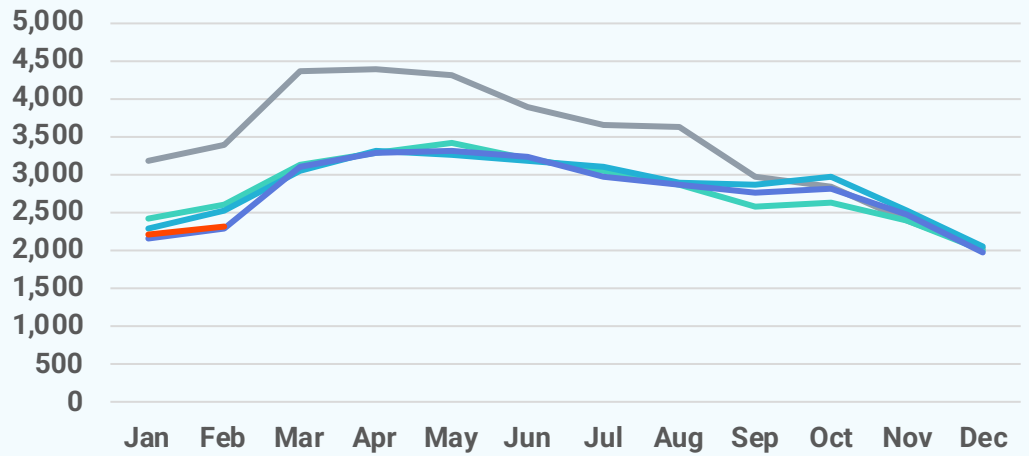
February 2026

+0.2%

Feb '26 vs. Feb '25
(Feb '25: 2,299)

+4.0%

Feb '26 vs. Jan '26
(Jan '26: 2,214)



New Listings

2026

2025

2024

2023

2022

1,989

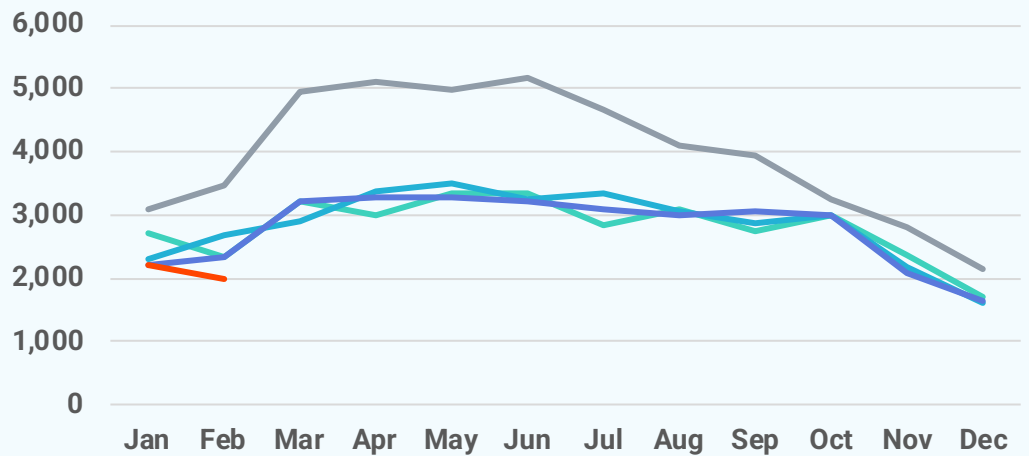
February 2026

-14.8%

Feb '26 vs. Feb '25
(Feb '25: 2,335)

-10.2%

Feb '26 vs. Jan '26
(Jan '26: 2,215)



Active Listings

2026

2025

2024

2023

2022

4,892

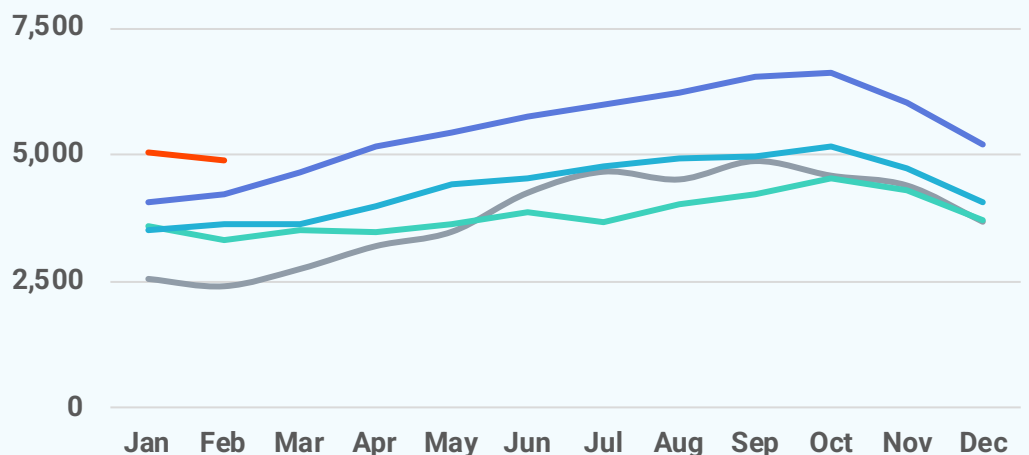
February 2026

+15.5%

Feb '26 vs. Feb '25
(Feb '25: 4,235)

-2.8%

Feb '26 vs. Jan '26
(Jan '26: 5,034)



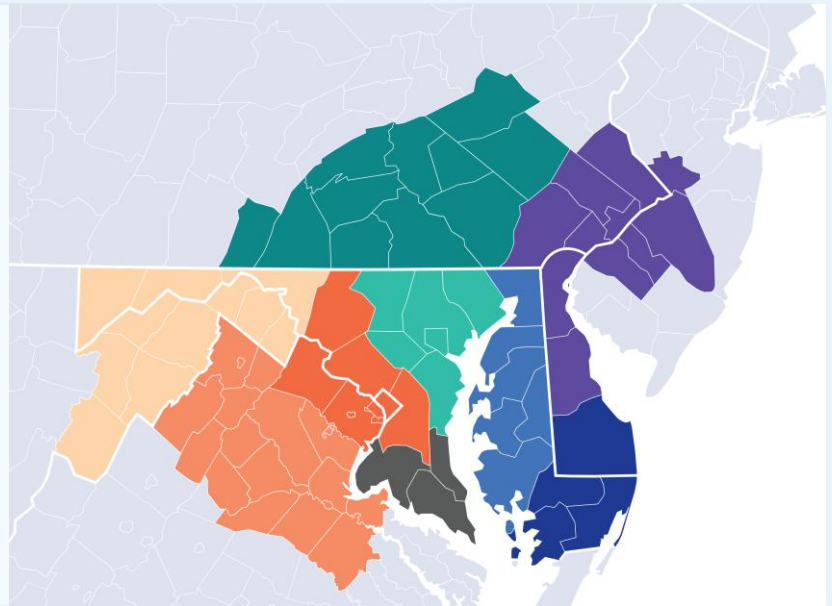
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Baltimore Metro	1,866	-0.1%	\$380,000	+2.1%	25 days	+7 days
Anne Arundel County, MD	434	+6.4%	\$489,995	+2.1%	20 days	+11 days
Baltimore City, MD	445	-16.5%	\$220,000	-2.2%	45 days	-6 days
Baltimore County, MD	519	+8.4%	\$368,700	+5.9%	25 days	+9 days
Carroll County, MD	108	+20.0%	\$488,000	+10.9%	19 days	+9 days
Harford County, MD	178	-0.6%	\$372,495	-2.0%	13 days	+2 days
Howard County, MD	182	+1.7%	\$540,000	-1.2%	12 days	+5 days

Local Markets	New Pending Sales		New Listings		Showings	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Baltimore Metro	2,303	+0.2%	1,989	-14.8%	45,204	+0.8%
Anne Arundel County, MD	516	+7.7%	381	-18.2%	9,851	+13.9%
Baltimore City, MD	600	-12.9%	694	-12.9%	11,776	-9.3%
Baltimore County, MD	590	-1.0%	455	-19.2%	11,513	-7.4%
Carroll County, MD	137	+34.3%	102	+12.1%	2,383	+21.8%
Harford County, MD	259	+15.6%	213	+6.0%	3,784	+8.2%
Howard County, MD	201	-3.8%	144	-33.6%	5,897	+10.4%

Local Markets	Active Listings		Months of Supply	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Baltimore Metro	4,892	+15.5%	1.87	+0.28 months
Anne Arundel County, MD	775	+15.5%	1.28	+0.19 months
Baltimore City, MD	2,151	+16.2%	3.50	+0.7 months
Baltimore County, MD	1,026	+14.9%	1.47	+0.21 months
Carroll County, MD	234	+25.1%	1.49	+0.25 months
Harford County, MD	423	+13.1%	1.67	+0.21 months
Howard County, MD	283	+9.3%	1.00	+0.07 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**, **Media Relations Director** with interview or information requests:

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

February 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	933	864	+8.0%
Median Sold Price	\$479,900	\$450,000	+6.6%
Median Days on Market	24 days	16 days	+8 days
New Pending Sales	1,092	1,013	+7.8%
New Listings	794	963	-17.5%
Active Listings	1,926	1,753	+9.9%
Months of Supply	1.46	1.33	+0.13 mos.

Closed Sales

2026

2025

2024

2023

2022

933

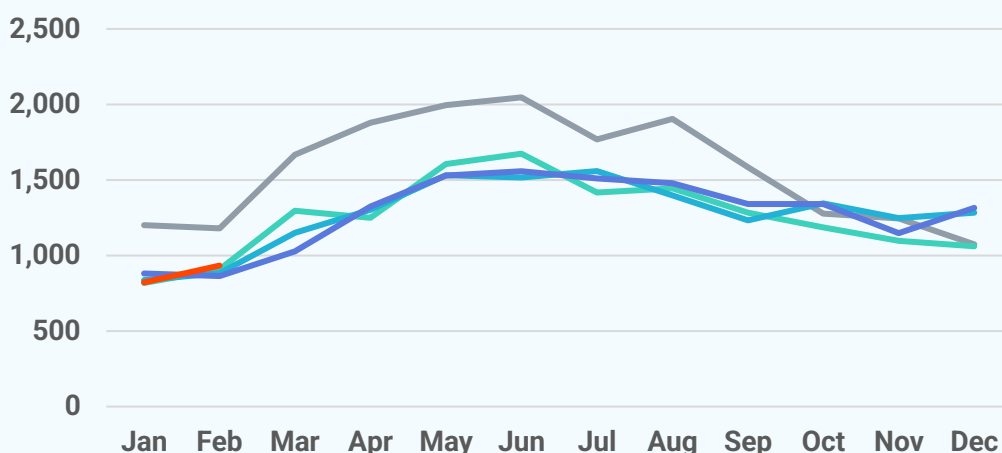
February 2026

+8.0%

Feb '26 vs. Feb '25
(Feb '25: 864)

+13.5%

Feb '26 vs. Jan '26
(Jan '26: 822)



Median Sold Price

2026 2025 2024 2023 2022

\$479,900

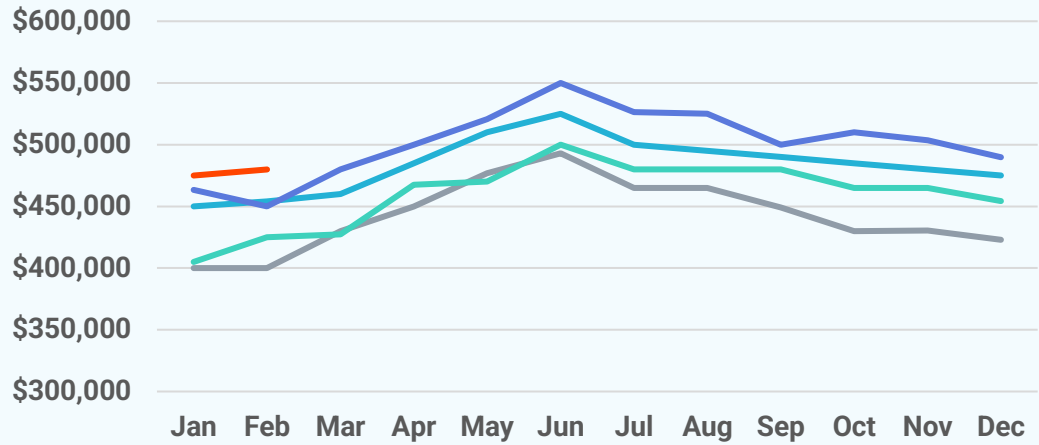
February 2026

+6.6%

Feb '26 vs. Feb '25
(Feb '25: \$450,000)

+1.0%

Feb '26 vs. Jan '26
(Jan '26: \$475,000)



Median Days on Market

2026 2025 2024 2023 2022

24 days

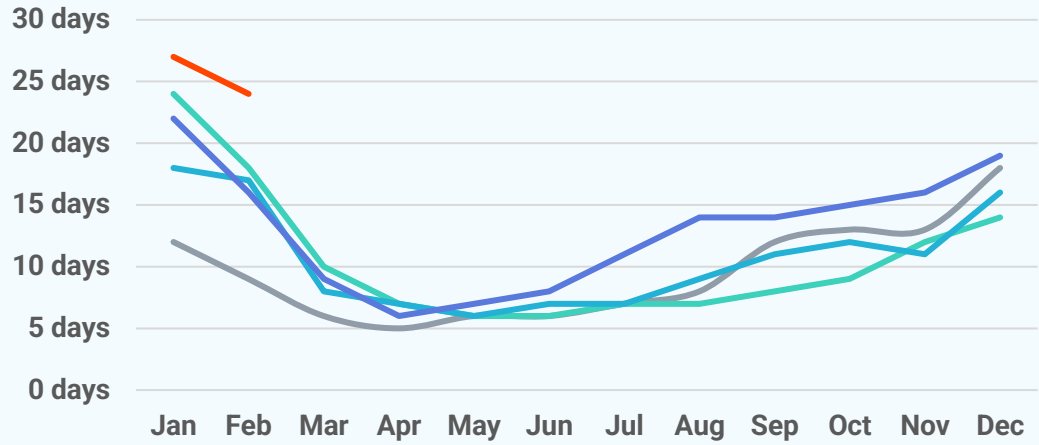
February 2026

+8 days

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

-3 days

Feb '26 vs. Jan '26
(Jan '26: 27 days)



New Pending Sales

2026 2025 2024 2023 2022

1,092

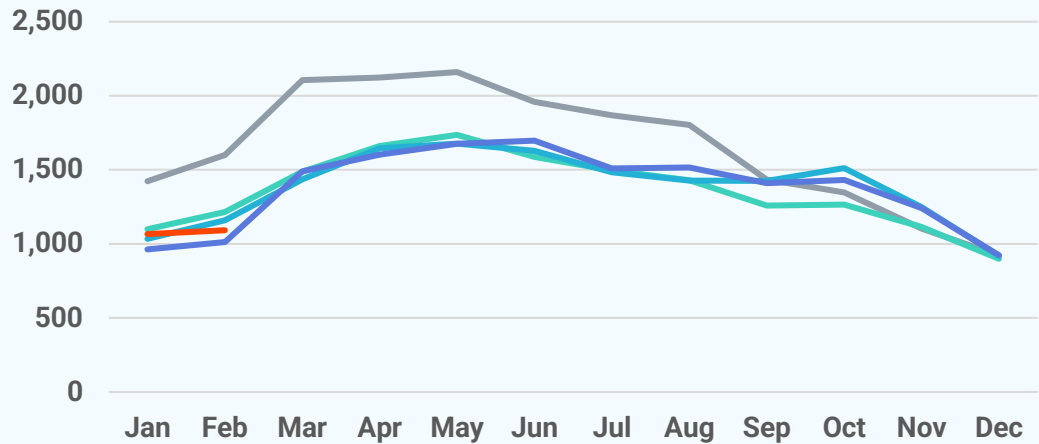
February 2026

+7.8%

Feb '26 vs. Feb '25
(Feb '25: 1,013)

+2.4%

Feb '26 vs. Jan '26
(Jan '26: 1,066)



New Listings

2026

2025

2024

2023

2022

794

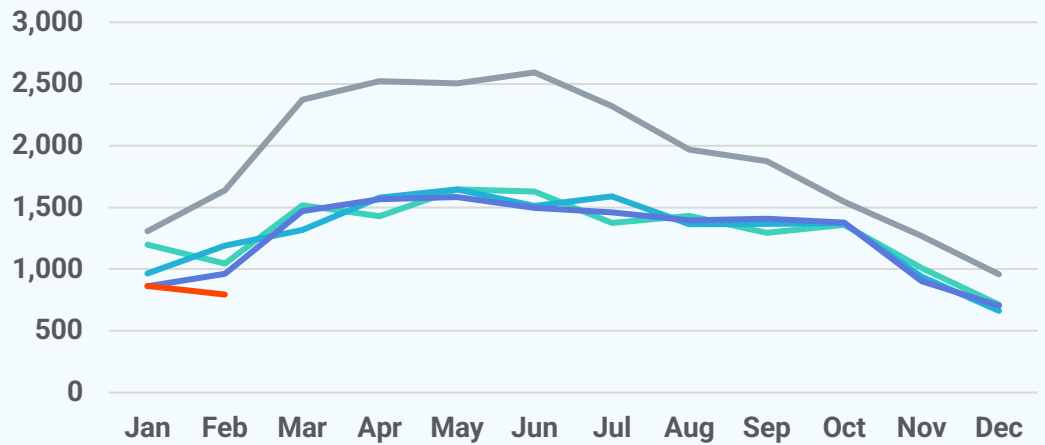
February 2026

-17.5%

Feb '26 vs. Feb '25
(Feb '25: 963)

-8.1%

Feb '26 vs. Jan '26
(Jan '26: 864)



Active Listings

2026

2025

2024

2023

2022

1,926

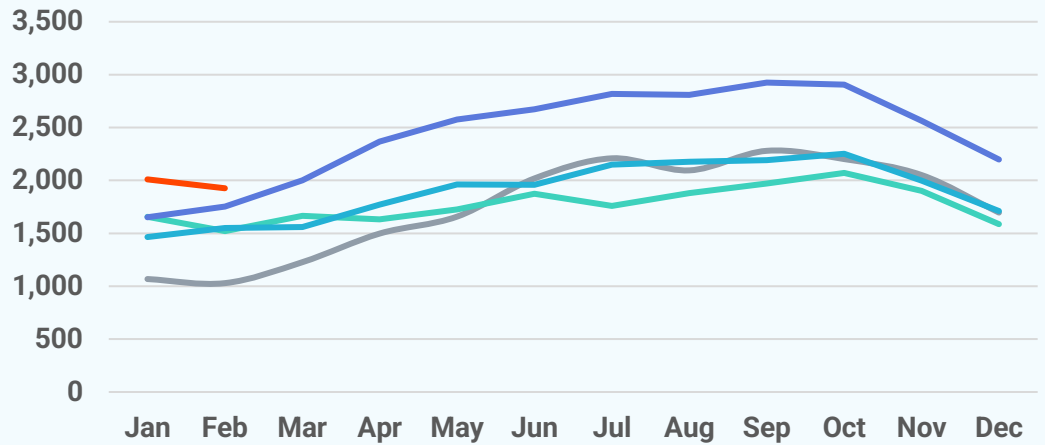
February 2026

+9.9%

Feb '26 vs. Feb '25
(Feb '25: 1,753)

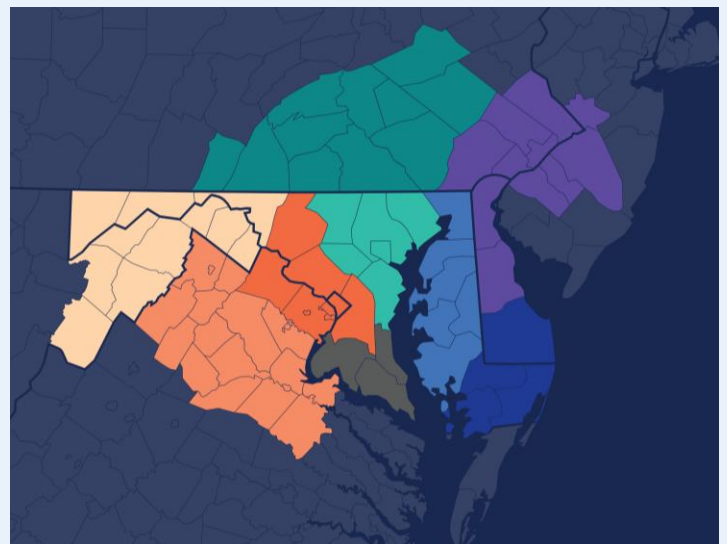
-4.2%

Feb '26 vs. Jan '26
(Jan '26: 2,010)



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February 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	731	815	-10.3%
Median Sold Price	\$309,500	\$300,000	+3.2%
Median Days on Market	23 days	19 days	+4 days
New Pending Sales	963	1,034	-6.9%
New Listings	946	1,084	-12.7%
Active Listings	2,344	1,948	+20.3%
Months of Supply	2.28	1.81	+0.47 mos.

Closed Sales

2026

2025

2024

2023

2022

731

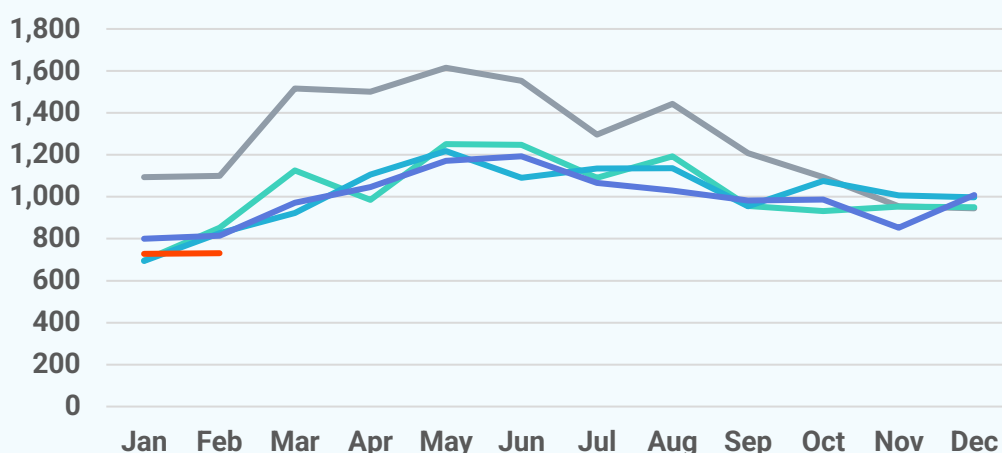
February 2026

-10.3%

Feb '26 vs. Feb '25
(Feb '25: 815)

+0.4%

Feb '26 vs. Jan '26
(Jan '26: 728)



Median Sold Price

2026 2025 2024 2023 2022

\$309,500

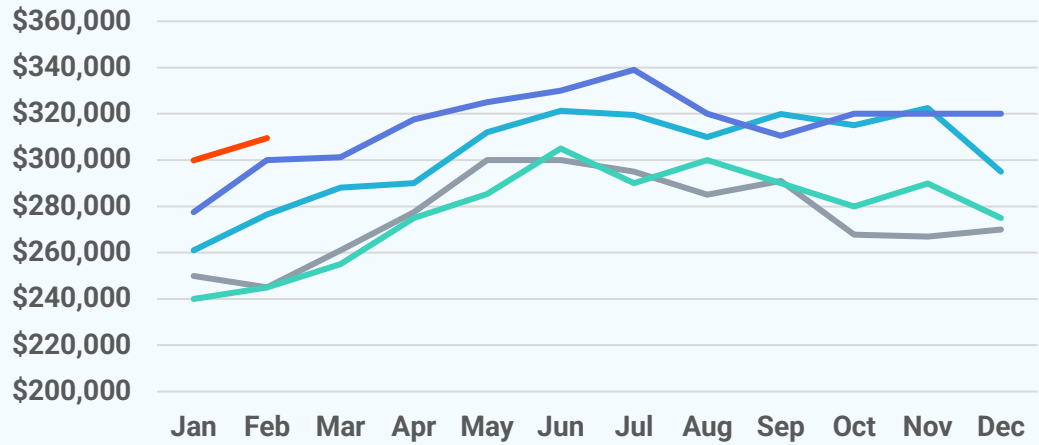
February 2026

+3.2%

Feb '26 vs. Feb '25
(Feb '25: \$300,000)

+3.2%

Feb '26 vs. Jan '26
(Jan '26: \$299,900)



Median Days on Market

2026 2025 2024 2023 2022

23 days

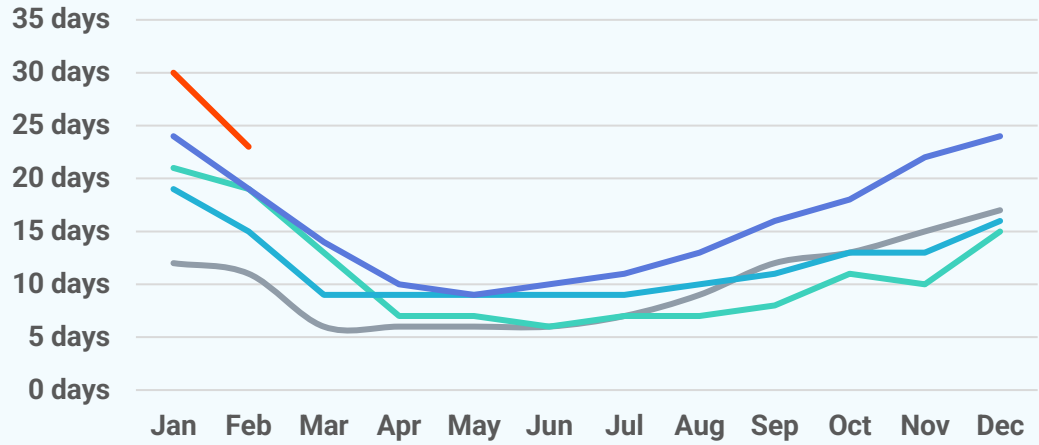
February 2026

+4 days

Feb '26 vs. Feb '25
(Feb '25: 19 days)

-7 days

Feb '26 vs. Jan '26
(Jan '26: 30 days)



New Pending Sales

2026 2025 2024 2023 2022

963

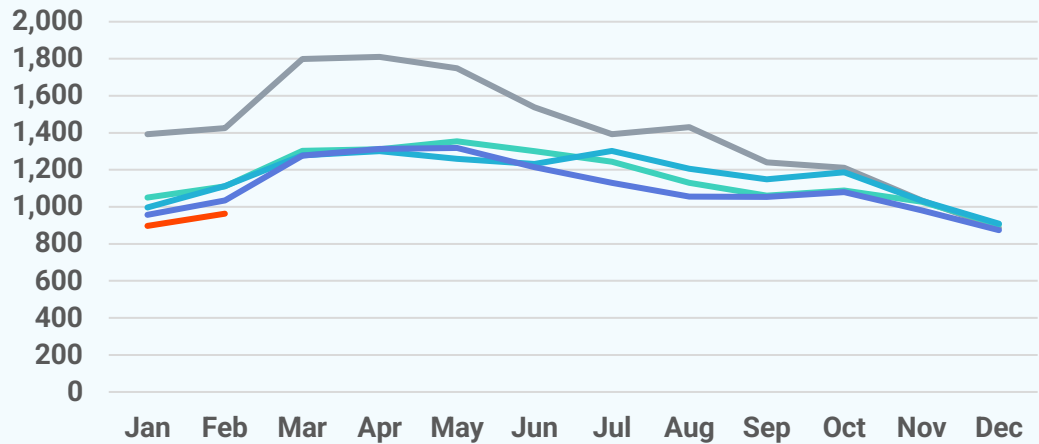
February 2026

-6.9%

Feb '26 vs. Feb '25
(Feb '25: 1,034)

+7.4%

Feb '26 vs. Jan '26
(Jan '26: 897)



New Listings

2026

2025

2024

2023

2022

946

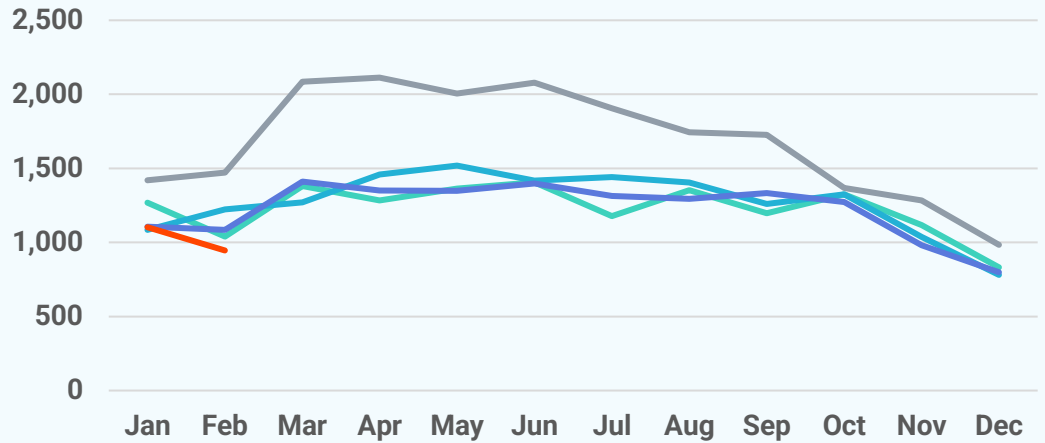
February 2026

-12.7%

Feb '26 vs. Feb '25
(Feb '25: 1,084)

-14.2%

Feb '26 vs. Jan '26
(Jan '26: 1,103)



Active Listings

2026

2025

2024

2023

2022

2,344

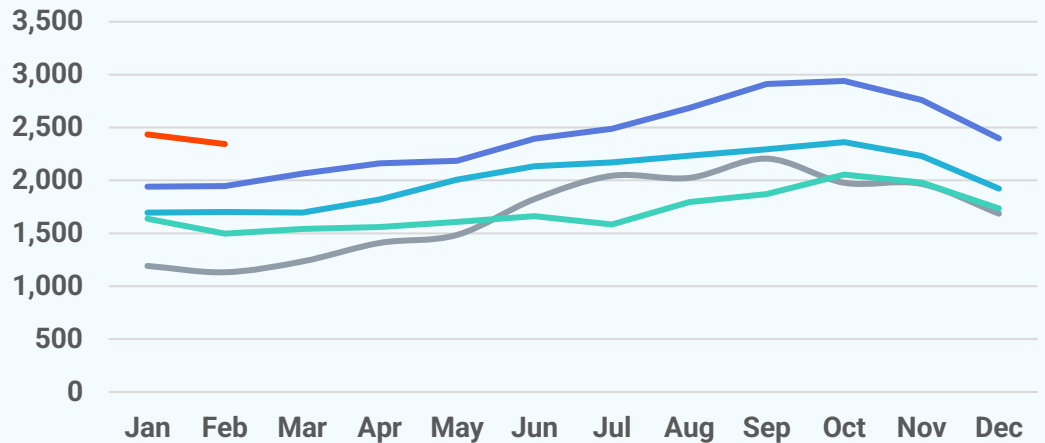
February 2026

+20.3%

Feb '26 vs. Feb '25
(Feb '25: 1,948)

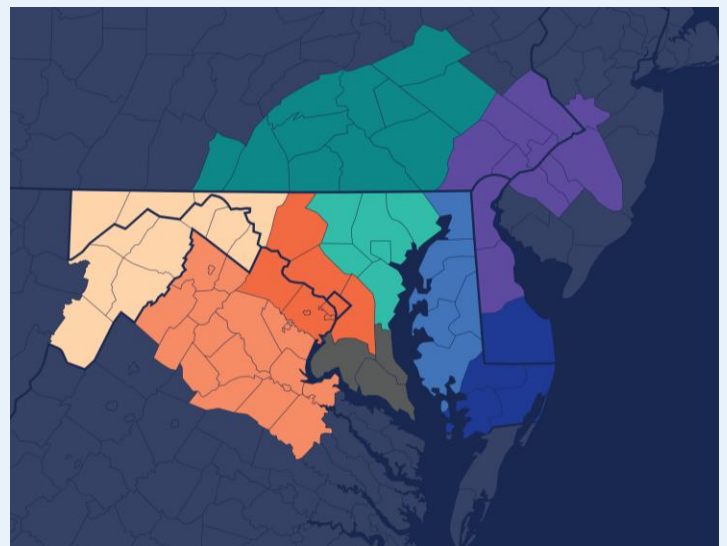
-3.7%

Feb '26 vs. Jan '26
(Jan '26: 2,435)



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February 2026 Condos Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	201	188	+6.9%
Median Sold Price	\$295,000	\$297,250	-0.8%
Median Days on Market	42 days	18 days	+24 days
New Pending Sales	246	251	-2.0%
New Listings	249	286	-12.9%
Active Listings	622	534	+16.5%
Months of Supply	2.29	1.96	+0.33 mos.

Closed Sales

2026

2025

2024

2023

2022

201

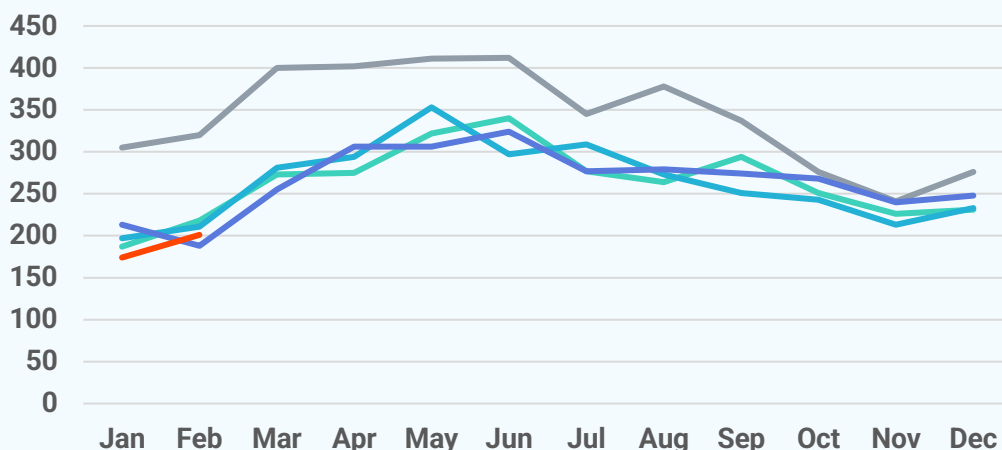
February 2026

+6.9%

Feb '26 vs. Feb '25
(Feb '25: 188)

+15.5%

Feb '26 vs. Jan '26
(Jan '26: 174)



Median Sold Price

2026 2025 2024 2023 2022

\$295,000

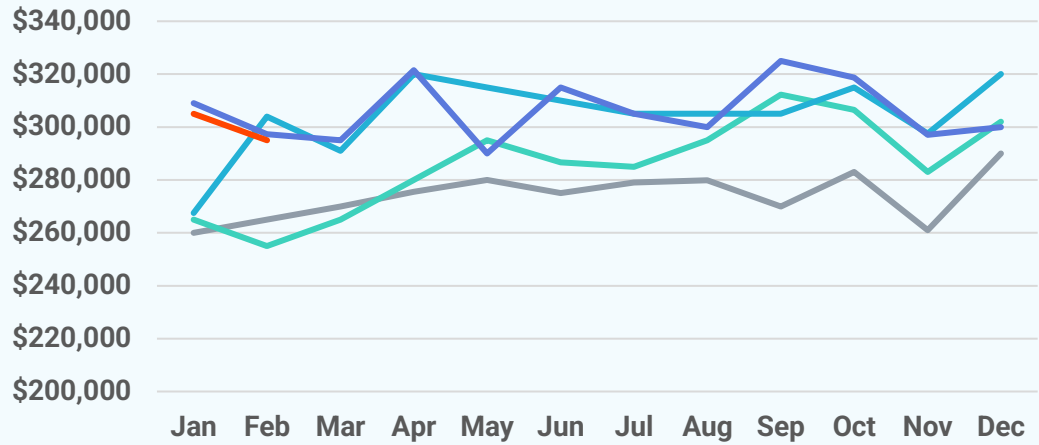
February 2026

-0.8%

Feb '26 vs. Feb '25
(Feb '25: \$297,250)

-3.3%

Feb '26 vs. Jan '26
(Jan '26: \$305,000)



Median Days on Market

2026 2025 2024 2023 2022

42 days

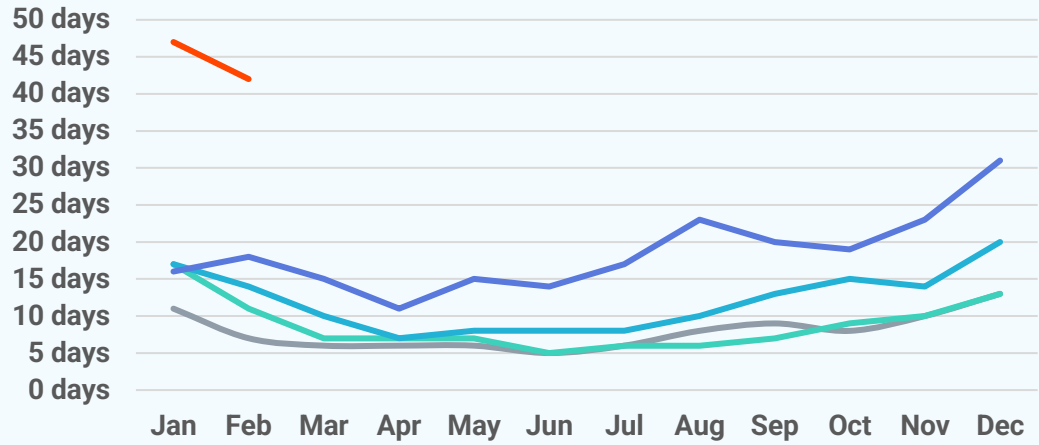
February 2026

+24 days

Feb '26 vs. Feb '25
(Feb '25: 18 days)

-5 days

Feb '26 vs. Jan '26
(Jan '26: 47 days)



New Pending Sales

2026 2025 2024 2023 2022

246

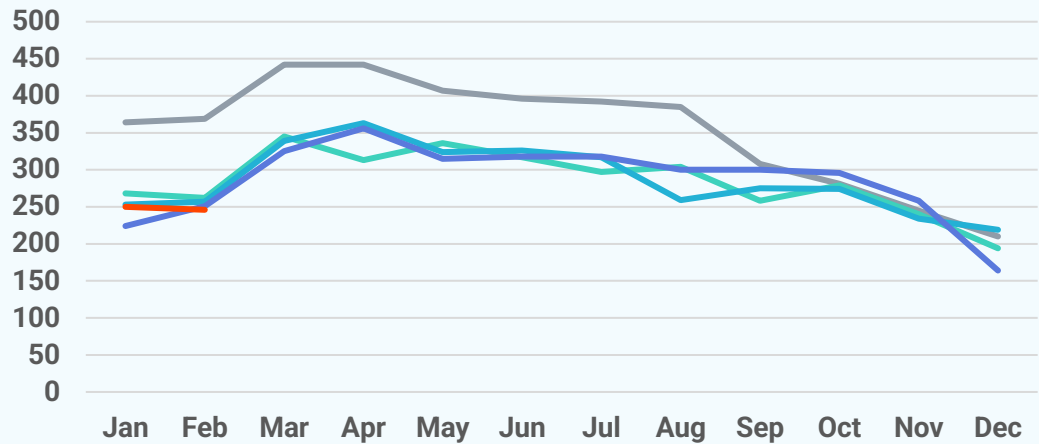
February 2026

-2.0%

Feb '26 vs. Feb '25
(Feb '25: 251)

-1.6%

Feb '26 vs. Jan '26
(Jan '26: 250)



New Listings

2026

2025

2024

2023

2022

249

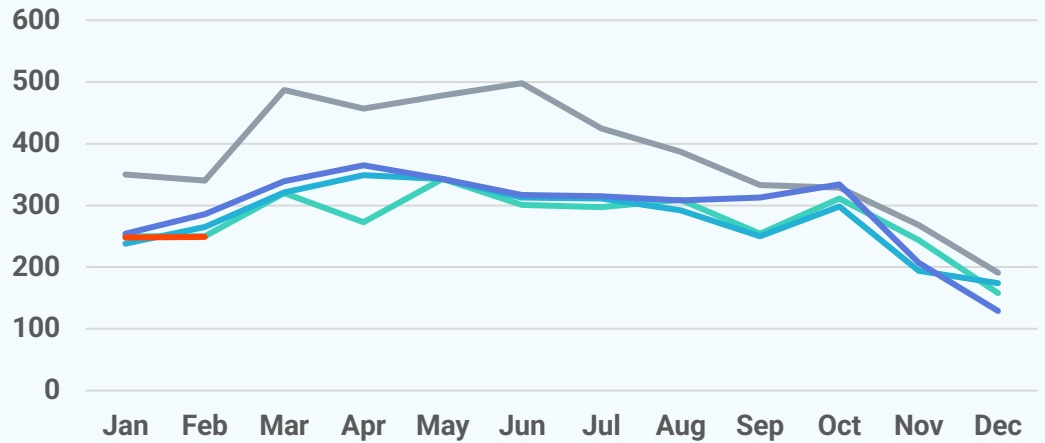
February 2026

-12.9%

Feb '26 vs. Feb '25
(Feb '25: 286)

+0.4%

Feb '26 vs. Jan '26
(Jan '26: 248)



Active Listings

2026

2025

2024

2023

2022

622

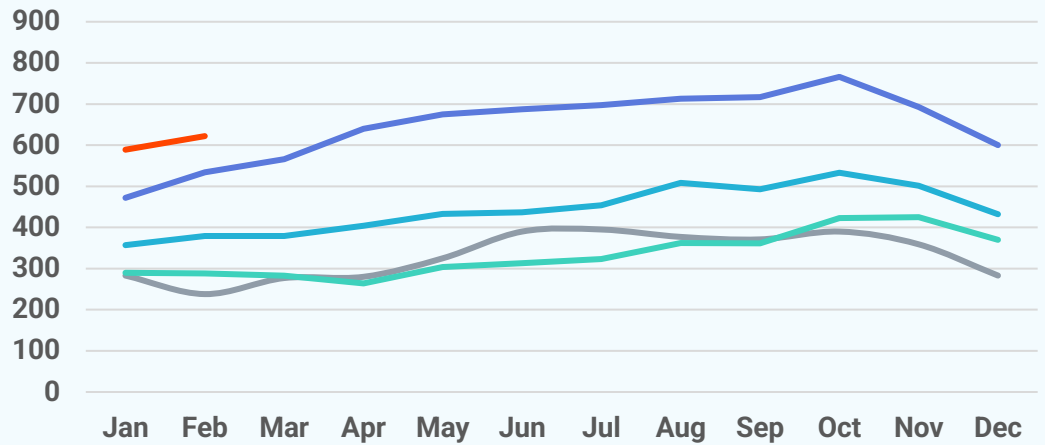
February 2026

+16.5%

Feb '26 vs. Feb '25
(Feb '25: 534)

+5.6%

Feb '26 vs. Jan '26
(Jan '26: 589)



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