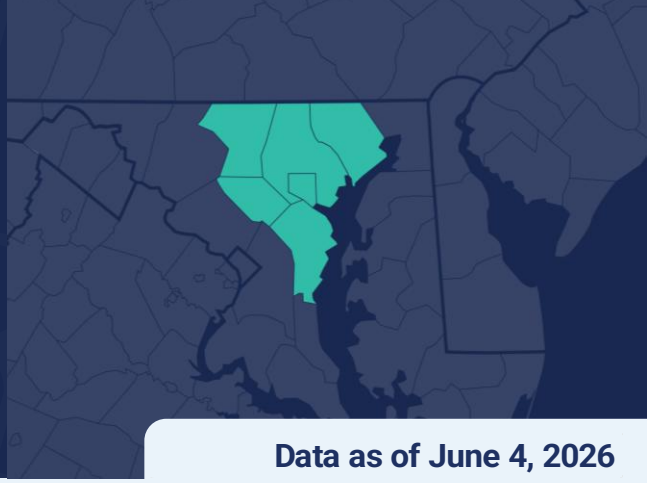
Baltimore Metro

# 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 | 2,890 | 3,008 | -3.9% | 11,801 | 12,038 | -2.0% |
| Median Sold Price | $430,000 | $410,000 | +4.9% | $400,000 | $385,000 | +3.9% |
| Median Days on Market | 8 days | 8 days | +0 days | 14 days | 12 days | +2 days |
| New Pending Sales | 3,366 | 3,310 | +1.7% | 13,784 | 13,704 | +0.6% |
| New Listings | 3,328 | 3,279 | +1.5% | 17,511 | 17,488 | +0.1% |
| Active Listings | 6,315 | 5,439 | +16.1% | 6,315 | 5,439 | +16.1% |
| Months of Supply | 2.42 | 2.06 | +0.36 mos. | 2.42 | 2.06 | +0.36 mos. |
| Showings | 63,839 | 62,308 | +2.5% | 274,566 | 270,336 | +1.6% |

## Housing Market Trends

**Median home price at a new record high amidst strong suburban demand.** In May, the median sold price in the Baltimore metro area was $430,000, a 4.9% increase from a year ago. Home prices rose in all local markets, with the exception of Carroll County, with the fastest appreciation in Howard County (+5.8%).

Homes sales activity is still sluggish, with total sales down 3.9% year-over-year in May and down by 2.0% year-to-date overall in the metro area. However, buyer activity rebounded slightly in May, as the number of new pending sales rose by 1.7% year-over-year. Pending sales activity was up strongly in most suburban markets, while pending sales were lower in Baltimore City.

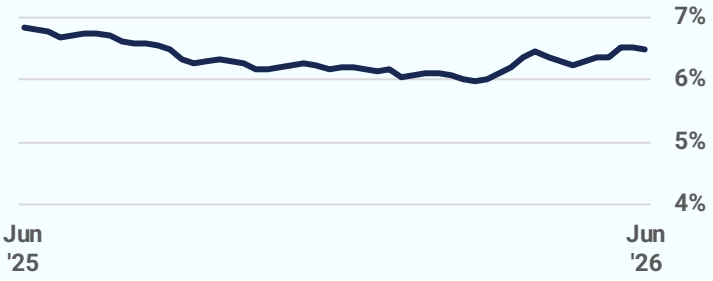
More inventory has brought out more buyers. At the end of May, there was a total of 6,315 active listings through the Baltimore region, a 16.1% gain from May 2025.

Homes are still selling very quickly. The median days on market in the Baltimore metro area was 8 in May, unchanged from a year ago.

## Market Outlook

After a slow start to 2026, there are signs of life among Baltimore metro area buyers, particularly in the region's suburbs. The new record high median price reflects a disproportionate share of high-income buyers in the market, which is likely to continue into the summer. Inventory is growing, but is still low by historical standards, and could be a constraint on market activity.

### Weekly Avg. Mortgage Rate 30-yr fixed rate




Source: Freddie Mac

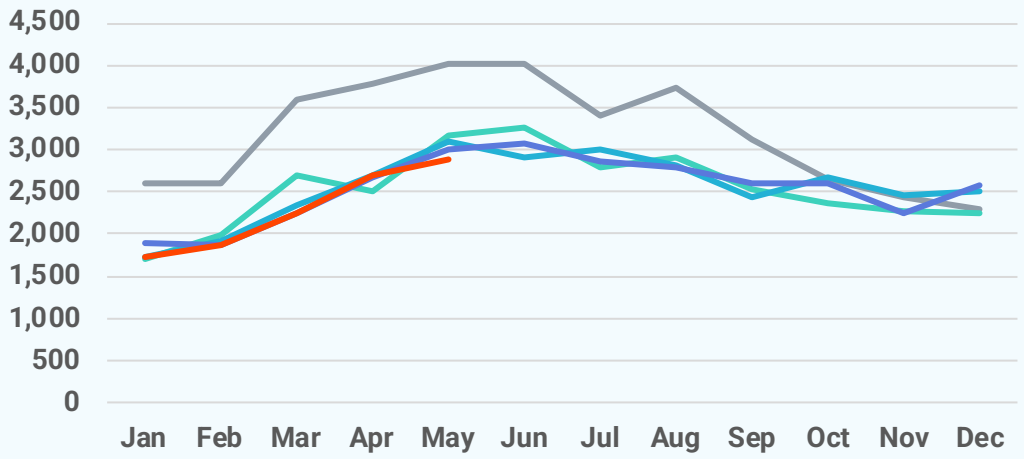
## Closed Sales

2026 2025 2024 2023 2022

**2,890**
May 2026

**-3.9%**
May '26 vs. May '25
**(May '25: 3,008)**

**+6.8%**
May '26 vs. Apr '26
**(Apr '26: 2,705)**



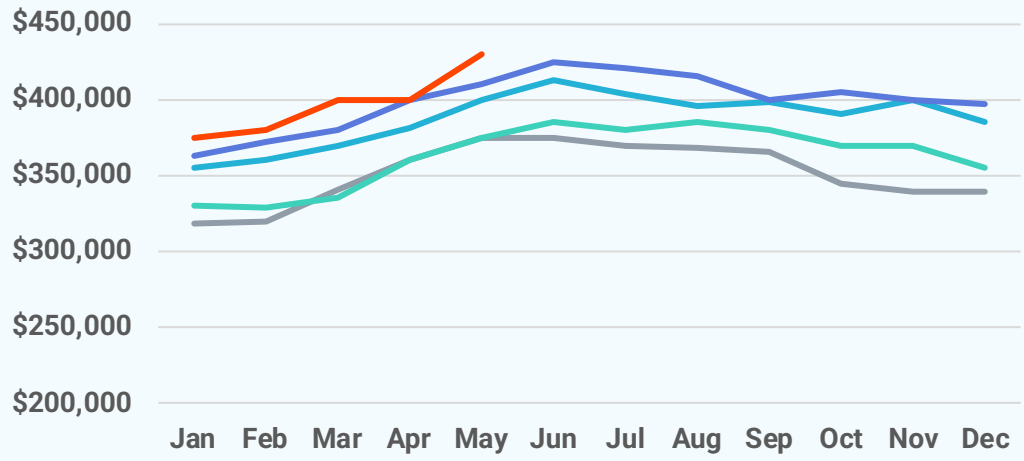

## Median Sold Price

2026 2025 2024 2023 2022

**$430,000**
May 2026

**+4.9%**
May '26 vs. May '25
**(May '25: $410,000)**

**+7.5%**
May '26 vs. Apr '26
**(Apr '26: $400,000)**



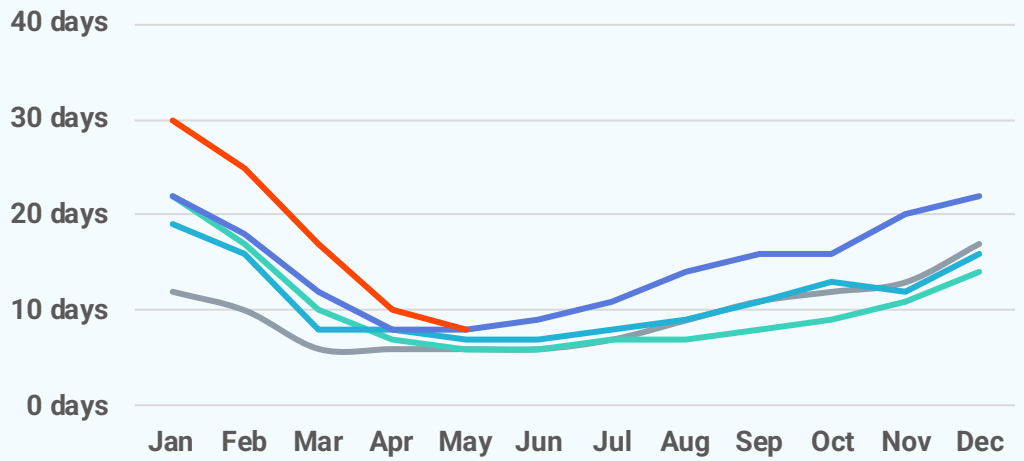

## Median Days on Market

2026 2025 2024 2023 2022

**8 days**
May 2026

**+0 days**
May '26 vs. May '25
**(May '25: 8 days)**

**-2 days**
May '26 vs. Apr '26
**(Apr '26: 10 days)**



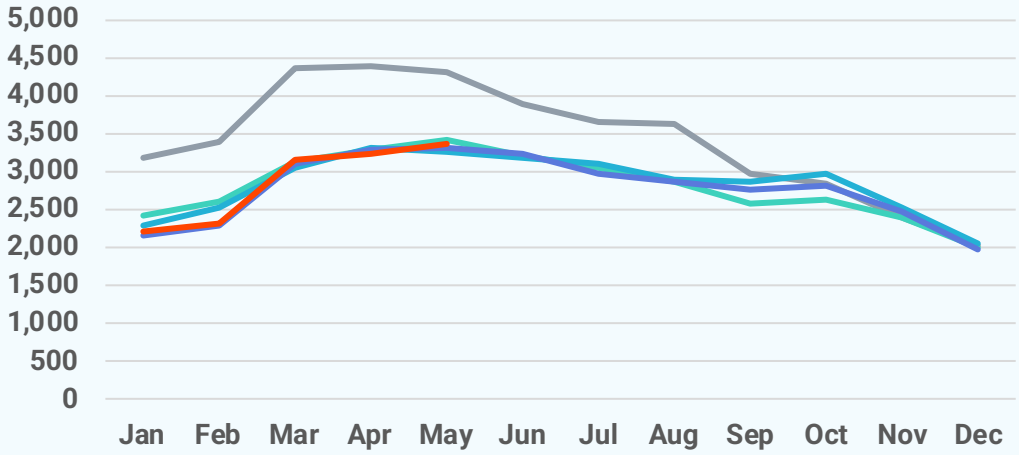
## New Pending Sales

2026 2025 2024 2023 2022

**3,366**
May 2026

**+1.7%**
May '26 vs. May '25
**(May '25: 3,310)**

**+4.1%**
May '26 vs. Apr '26
**(Apr '26: 3,232)**



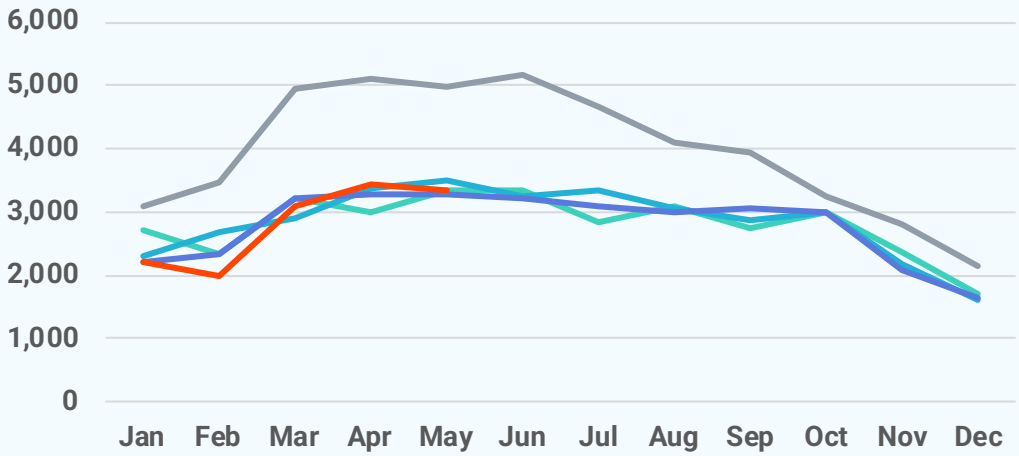

## New Listings

2026 2025 2024 2023 2022

**3,328**
May 2026

**+1.5%**
May '26 vs. May '25
**(May '25: 3,279)**

**-3.5%**
May '26 vs. Apr '26
**(Apr '26: 3,448)**



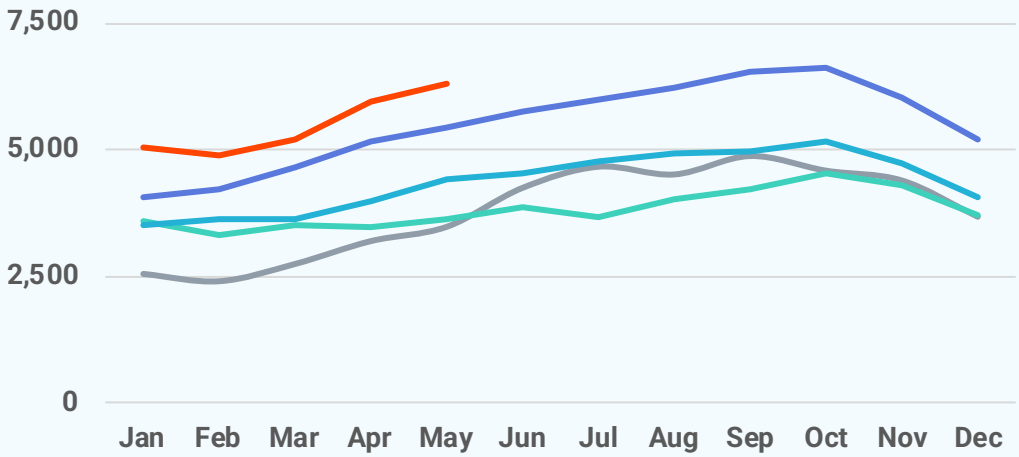

## Active Listings

2026 2025 2024 2023 2022

**6,315**
May 2026

**+16.1%**
May '26 vs. May '25
**(May '25: 5,439)**

**+6.3%**
May '26 vs. Apr '26
**(Apr '26: 5,938)**



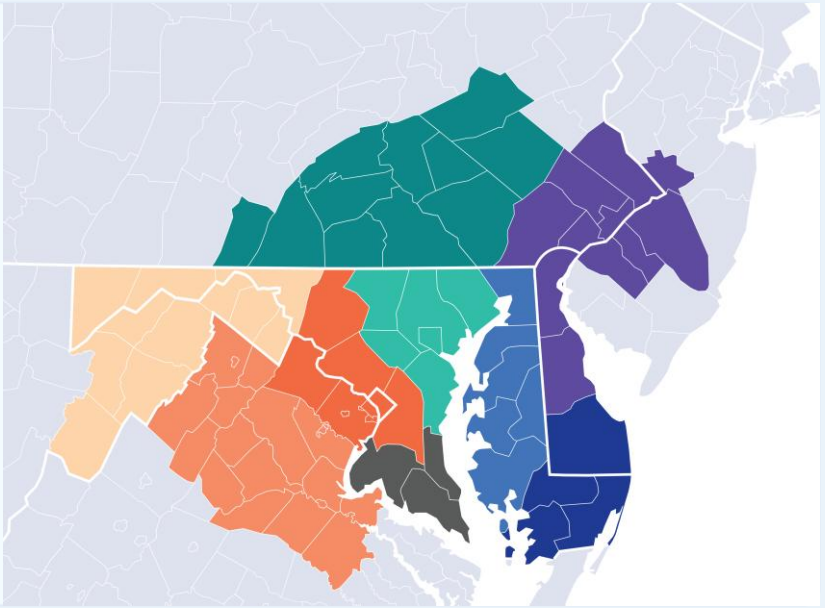
| Local Markets | Closed Sales | | Median Sales Price | | Median Days on Market | |
|---|---|---|---|---|---|---|
| | May '26 | vs. May '25 | May '26 | vs. May '25 | May '26 | vs. May '25 |
| Baltimore Metro | 2,890 | -3.9% | $430,000 | +4.9% | 8 days | +0 days |
| Anne Arundel County, MD | 741 | +7.7% | $520,750 | +3.1% | 7 days | +0 days |
| Baltimore City, MD | 618 | -13.9% | $260,000 | +2.0% | 21 days | +3 days |
| Baltimore County, MD | 717 | -9.6% | $380,000 | +4.1% | 8 days | +0 days |
| Carroll County, MD | 193 | +2.1% | $480,000 | -2.0% | 6 days | +0 days |
| Harford County, MD | 277 | +2.6% | $421,500 | +3.6% | 8 days | +1 day |
| Howard County, MD | 344 | -1.7% | $634,500 | +5.8% | 6 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 |
| Baltimore Metro | 3,366 | +1.7% | 3,328 | +1.5% | 63,839 | +2.5% |
| Anne Arundel County, MD | 809 | +8.3% | 701 | -7.2% | 14,663 | +1.6% |
| Baltimore City, MD | 748 | -10.3% | 931 | +0.4% | 13,958 | -3.6% |
| Baltimore County, MD | 848 | +2.5% | 823 | +9.0% | 17,021 | +9.6% |
| Carroll County, MD | 223 | +0.5% | 188 | -7.8% | 3,672 | -10.6% |
| Harford County, MD | 338 | +9.4% | 337 | +10.5% | 4,948 | -3.6% |
| Howard County, MD | 400 | +7.8% | 348 | +4.5% | 9,577 | +11.1% |

| Local Markets | Active Listings | | Months of Supply | |
|---|---|---|---|---|
| | May '26 | vs. May '25 | May '26 | vs. May '25 |
| Baltimore Metro | 6,315 | +16.1% | 2.42 | +0.36 months |
| Anne Arundel County, MD | 1,143 | +7.2% | 1.85 | +0.08 months |
| Baltimore City, MD | 2,554 | +22.6% | 4.29 | +1.06 months |
| Baltimore County, MD | 1,323 | +16.3% | 1.92 | +0.31 months |
| Carroll County, MD | 309 | +4.4% | 1.91 | -0.02 months |
| Harford County, MD | 546 | +27.0% | 2.12 | +0.43 months |
| Howard County, MD | 440 | +3.3% | 1.58 | +0.03 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

Baltimore Metro

# May 2026
# Detached Single-Family Home Report

Prepared by Bright Research

**Data as of June 4, 2026**

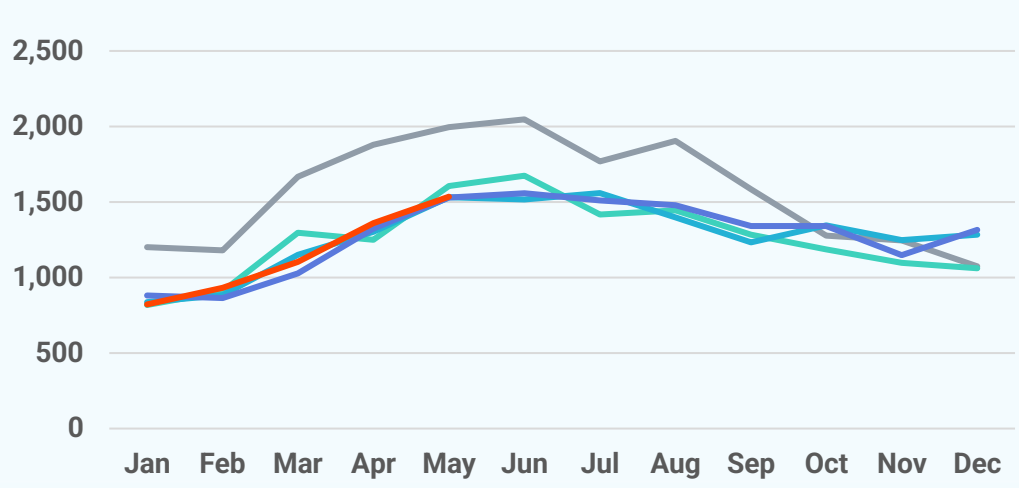
| Key Market Statistics | May 2026 | May 2025 | Change |
|---|---|---|---|
| **Closed Sales** | 1,535 | 1,529 | +0.4% |
| **Median Sold Price** | $550,000 | $520,600 | +5.6% |
| **Median Days on Market** | 7 days | 7 days | +0 days |
| **New Pending Sales** | 1,816 | 1,675 | +8.4% |
| **New Listings** | 1,610 | 1,584 | +1.6% |
| **Active Listings** | 2,651 | 2,577 | +2.9% |
| **Months of Supply** | 2.00 | 1.97 | +0.03 mos. |

## Closed Sales

**1,535**
May 2026

**+0.4%**
May '26 vs. May '25
**(May '25: 1,529)**

**+12.9%**
May '26 vs. Apr '26
**(Apr '26: 1,360)**



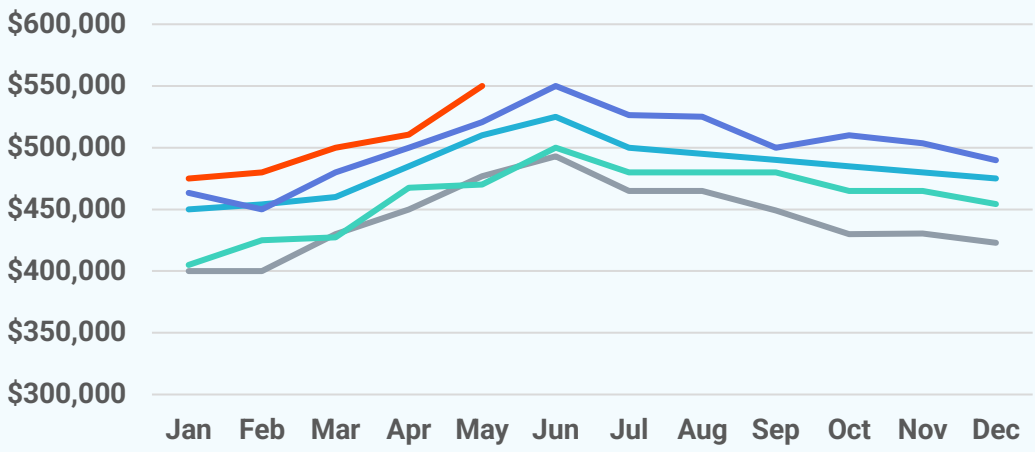
## Median Sold Price

2026 2025 2024 2023 2022

**$550,000**
May 2026

**+5.6%**
May '26 vs. May '25
**(May '25: $520,600)**

**+7.7%**
May '26 vs. Apr '26
**(Apr '26: $510,600)**



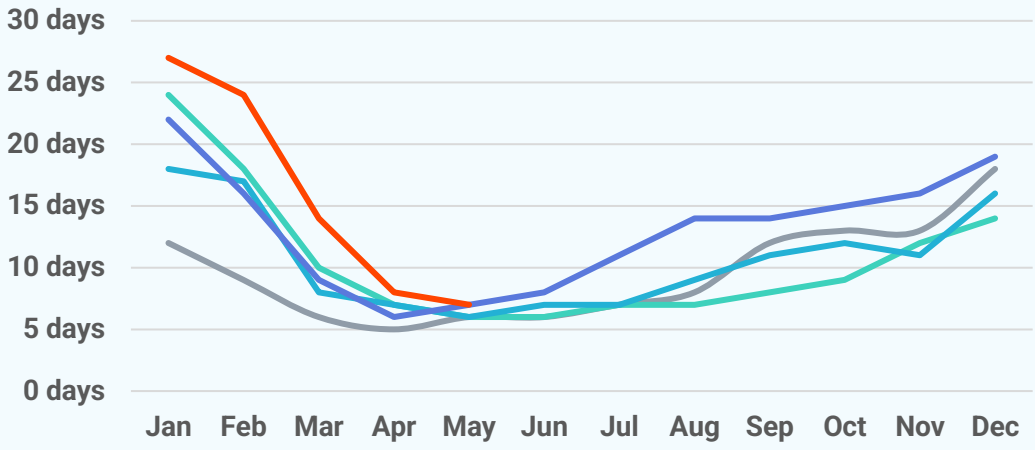

## Median Days on Market

2026 2025 2024 2023 2022

**7 days**
May 2026

**+0 days**
May '26 vs. May '25
**(May '25: 7 days)**

**-1 day**
May '26 vs. Apr '26
**(Apr '26: 8 days)**



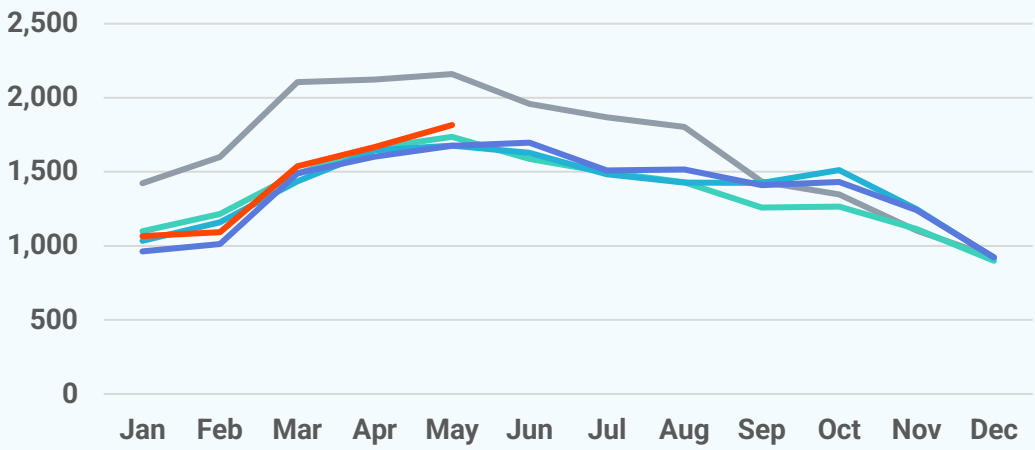

## New Pending Sales

2026 2025 2024 2023 2022

**1,816**
May 2026

**+8.4%**
May '26 vs. May '25
**(May '25: 1,675)**

**+9.0%**
May '26 vs. Apr '26
**(Apr '26: 1,666)**



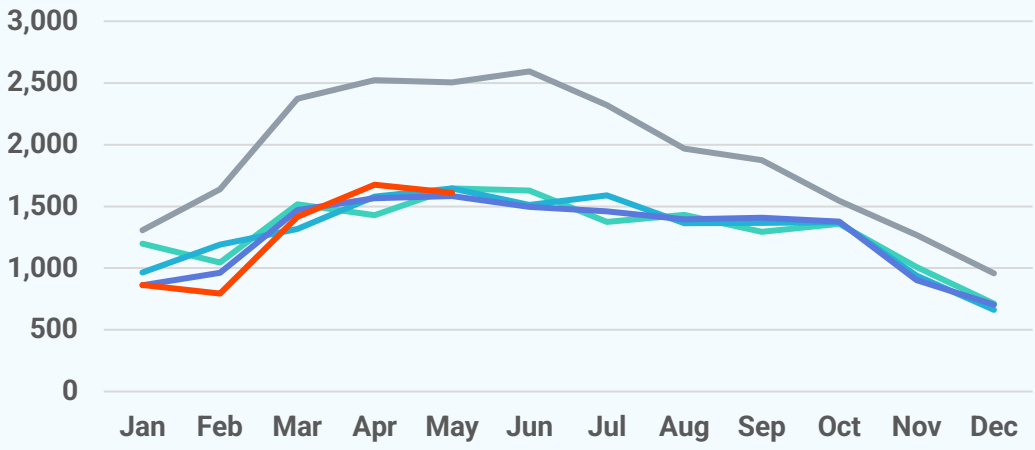
## New Listings

2026 2025 2024 2023 2022

**1,610**
May 2026

**+1.6%**
May '26 vs. May '25
**(May '25: 1,584)**

**-3.9%**
May '26 vs. Apr '26
**(Apr '26: 1,676)**



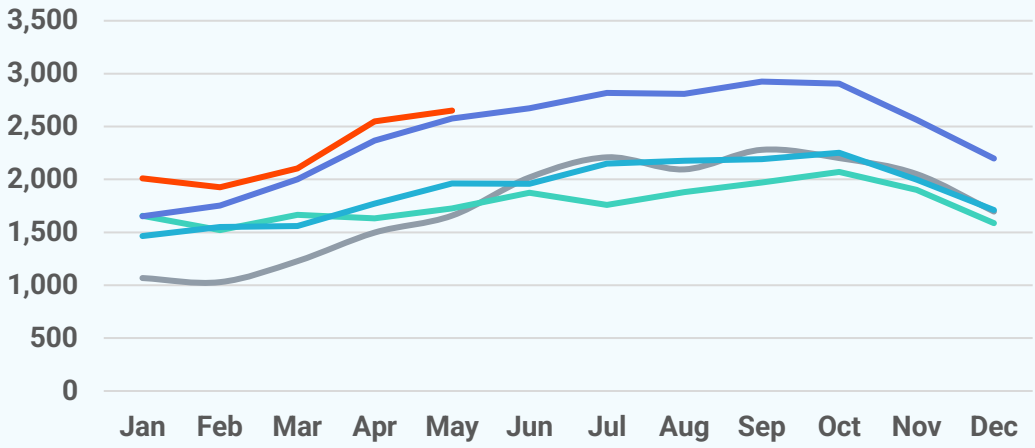

## Active Listings

2026 2025 2024 2023 2022

**2,651**
May 2026

**+2.9%**
May '26 vs. May '25
**(May '25: 2,577)**

**+4.0%**
May '26 vs. Apr '26
**(Apr '26: 2,548)**

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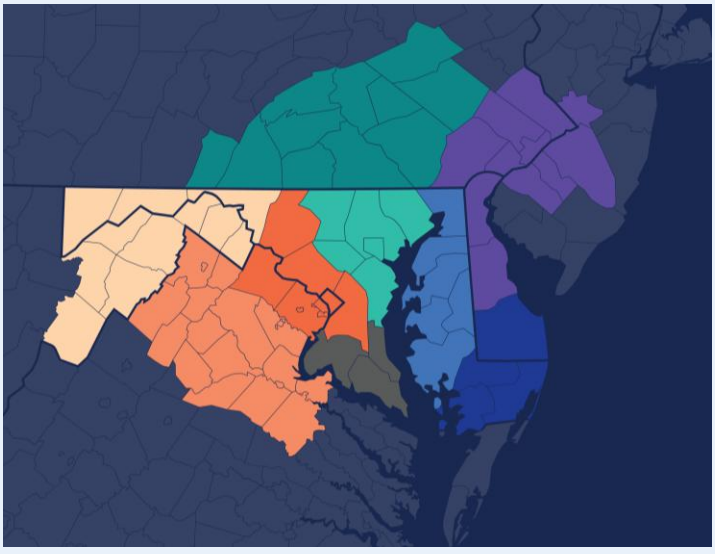


Baltimore Metro

# May 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of June 4, 2026

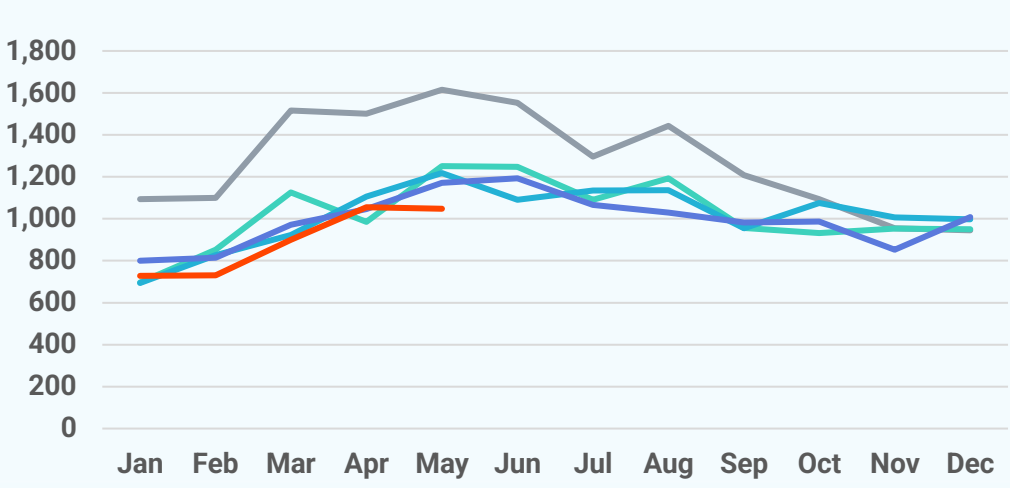
| Key Market Statistics | May 2026 | May 2025 | Change |
|---|---|---|---|
| Closed Sales | 1,048 | 1,172 | -10.6% |
| Median Sold Price | $330,000 | $325,000 | +1.5% |
| Median Days on Market | 11 days | 9 days | +2 days |
| New Pending Sales | 1,225 | 1,318 | -7.1% |
| New Listings | 1,392 | 1,349 | +3.2% |
| Active Listings | 2,903 | 2,187 | +32.7% |
| Months of Supply | 2.87 | 2.06 | +0.81 mos. |

## Closed Sales

**1,048**
May 2026

**-10.6%**
May '26 vs. May '25
**(May '25: 1,172)**

**-0.7%**
May '26 vs. Apr '26
**(Apr '26: 1,055)**



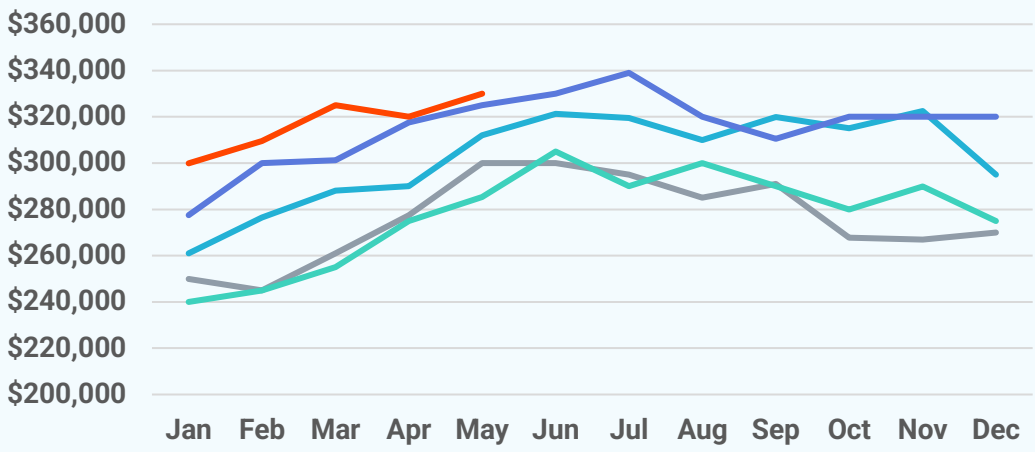
## Median Sold Price

2026 2025 2024 2023 2022

**$330,000**
May 2026

**+1.5%**
May '26 vs. May '25
**(May '25: $325,000)**

**+3.1%**
May '26 vs. Apr '26
**(Apr '26: $320,000)**



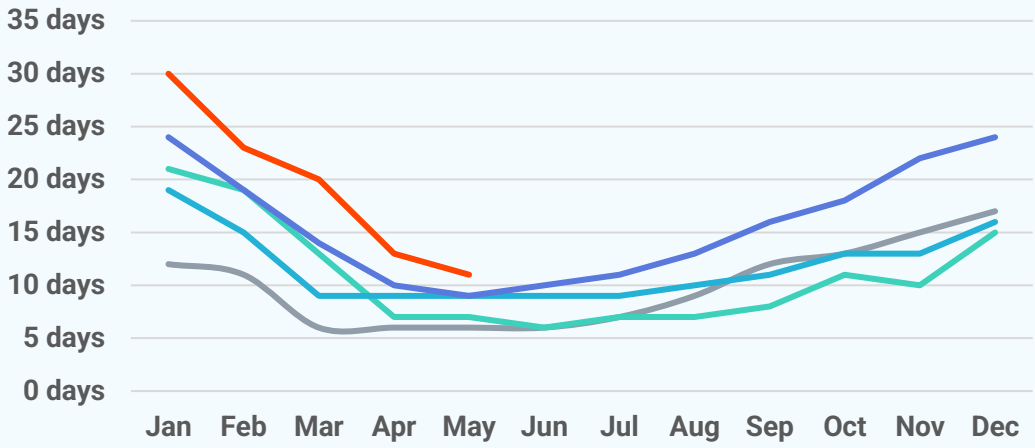

## Median Days on Market

2026 2025 2024 2023 2022

**11 days**
May 2026

**+2 days**
May '26 vs. May '25
**(May '25: 9 days)**

**-2 days**
May '26 vs. Apr '26
**(Apr '26: 13 days)**



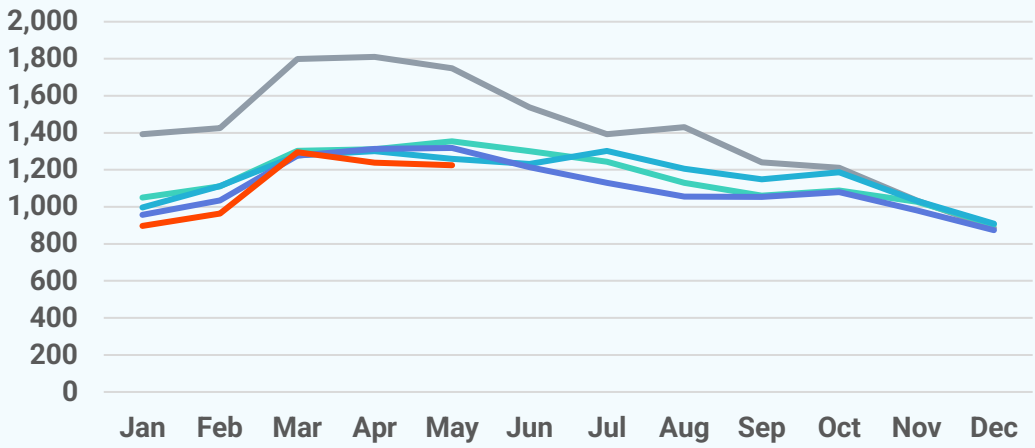

## New Pending Sales

2026 2025 2024 2023 2022

**1,225**
May 2026

**-7.1%**
May '26 vs. May '25
**(May '25: 1,318)**

**-1.1%**
May '26 vs. Apr '26
**(Apr '26: 1,239)**



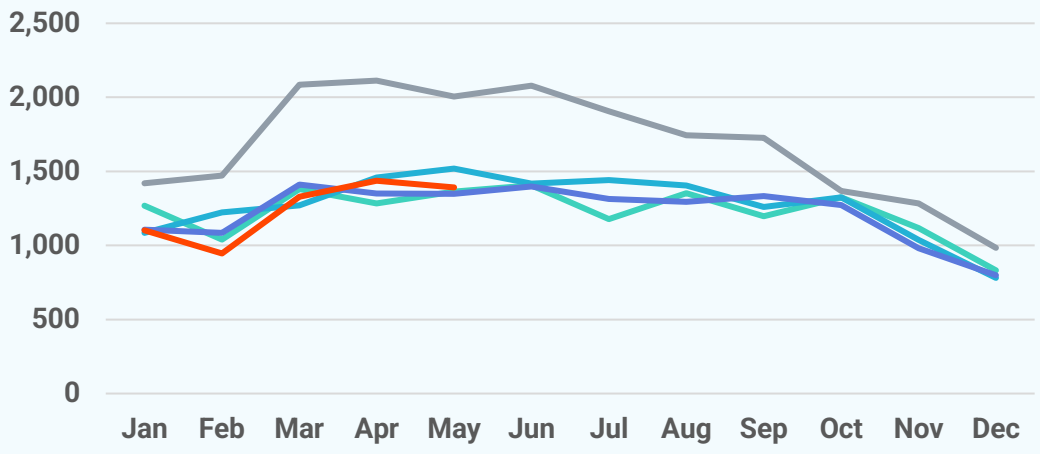
## New Listings

2026 2025 2024 2023 2022

**1,392**
May 2026

**+3.2%**
May '26 vs. May '25
**(May '25: 1,349)**

**-3.1%**
May '26 vs. Apr '26
**(Apr '26: 1,437)**



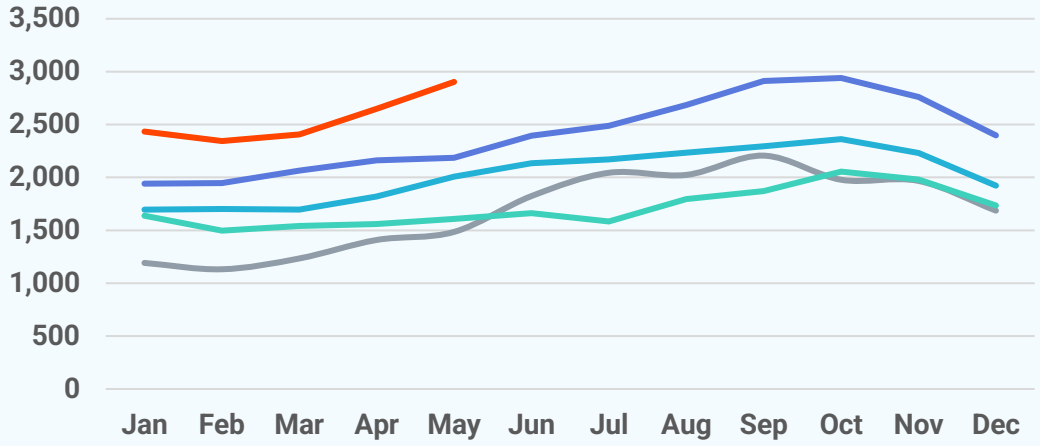

## Active Listings

2026 2025 2024 2023 2022

**2,903**
May 2026

**+32.7%**
May '26 vs. May '25
**(May '25: 2,187)**

**+9.6%**
May '26 vs. Apr '26
**(Apr '26: 2,648)**

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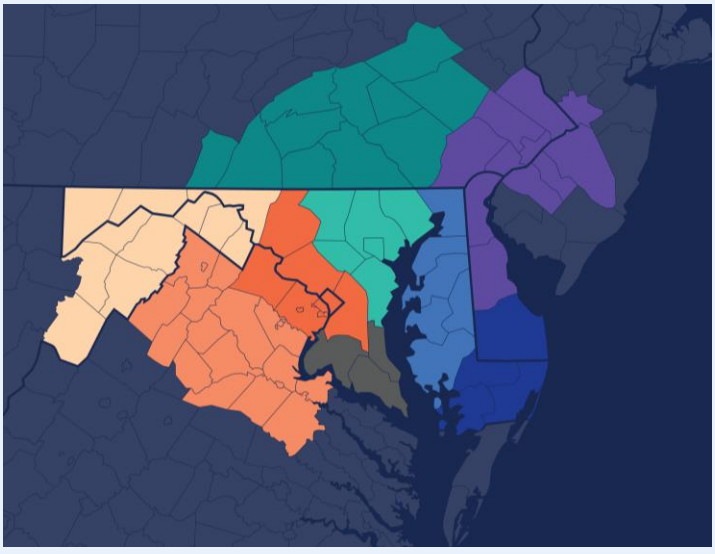


Baltimore Metro

# May 2026 Condos Report

Prepared by Bright Research

Data as of June 4, 2026

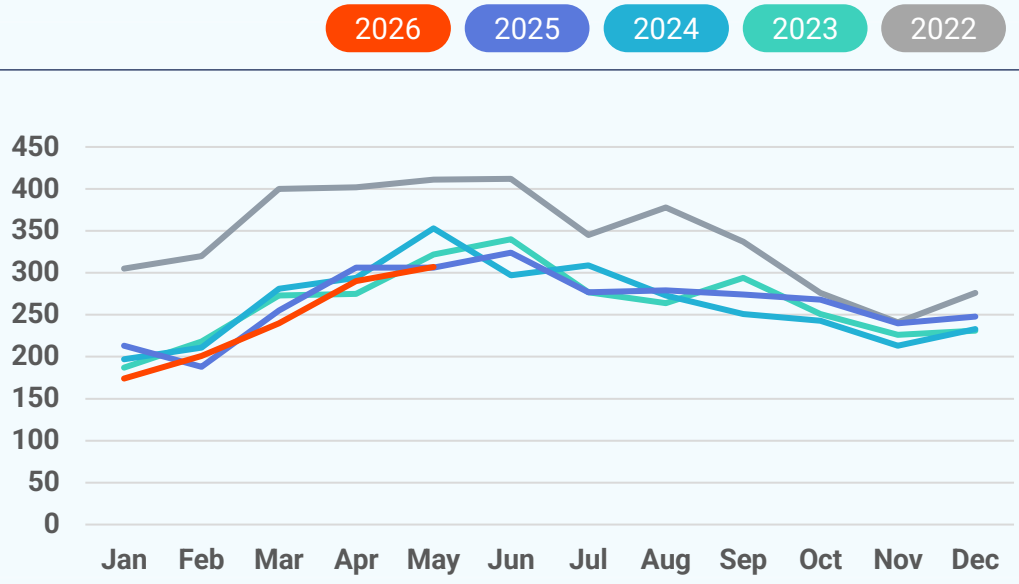
| Key Market Statistics | May 2026 | May 2025 | Change |
|---|---|---|---|
| Closed Sales | 307 | 306 | +0.3% |
| Median Sold Price | $310,750 | $290,000 | +7.2% |
| Median Days on Market | 15 days | 15 days | +0 days |
| New Pending Sales | 325 | 315 | +3.2% |
| New Listings | 326 | 343 | -5.0% |
| Active Listings | 761 | 675 | +12.7% |
| Months of Supply | 2.83 | 2.53 | +0.30 mos. |

## Closed Sales

**307**
May 2026

**+0.3%**
May '26 vs. May '25
**(May '25: 306)**

**+5.9%**
May '26 vs. Apr '26
**(Apr '26: 290)**



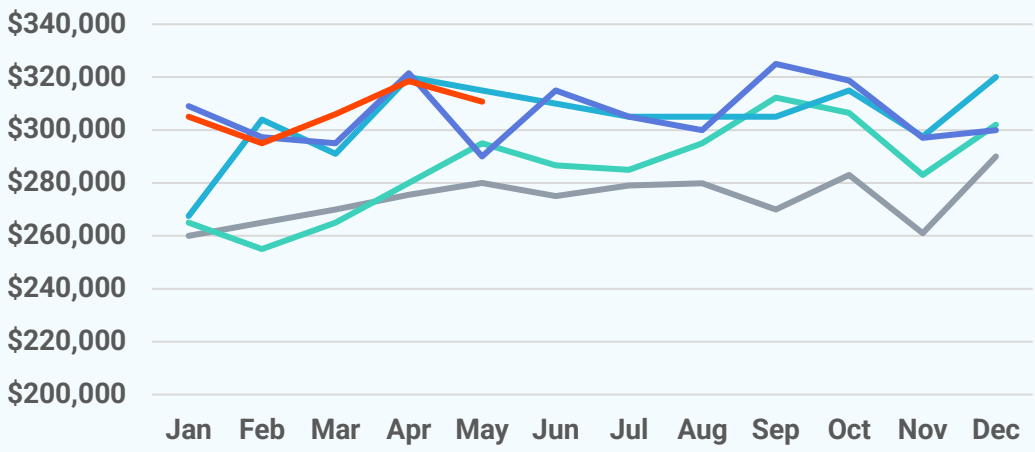
## Median Sold Price

2026 2025 2024 2023 2022

**$310,750**
May 2026

**+7.2%**
May '26 vs. May '25
**(May '25: $290,000)**

**-2.4%**
May '26 vs. Apr '26
**(Apr '26: $318,500)**



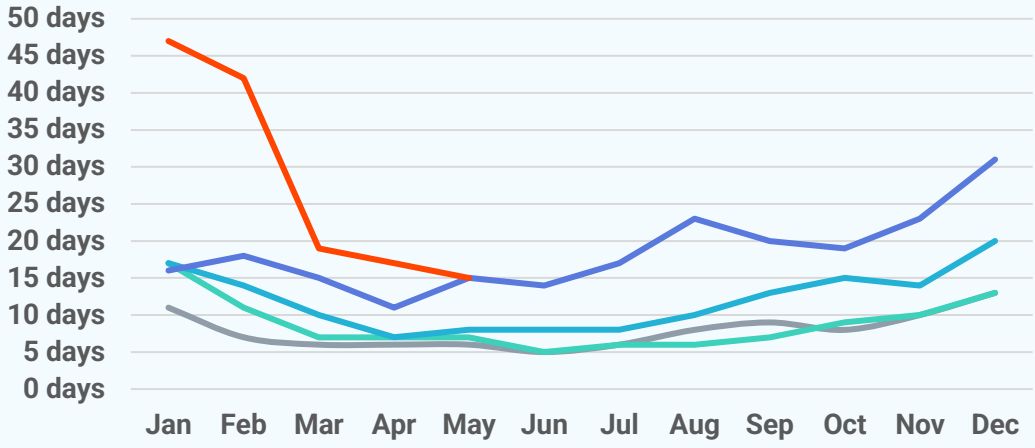

## Median Days on Market

2026 2025 2024 2023 2022

**15 days**
May 2026

**+0 days**
May '26 vs. May '25
**(May '25: 15 days)**

**-2 days**
May '26 vs. Apr '26
**(Apr '26: 17 days)**



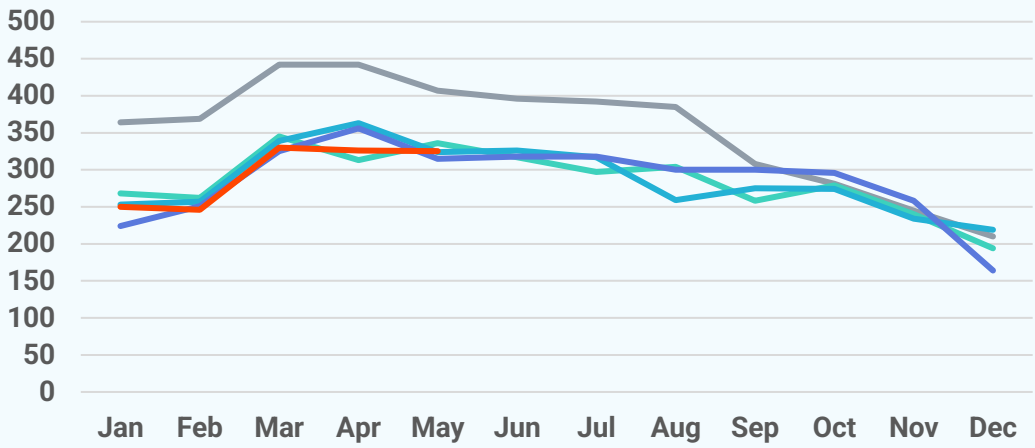

## New Pending Sales

2026 2025 2024 2023 2022

**325**
May 2026

**+3.2%**
May '26 vs. May '25
**(May '25: 315)**

**-0.3%**
May '26 vs. Apr '26
**(Apr '26: 326)**



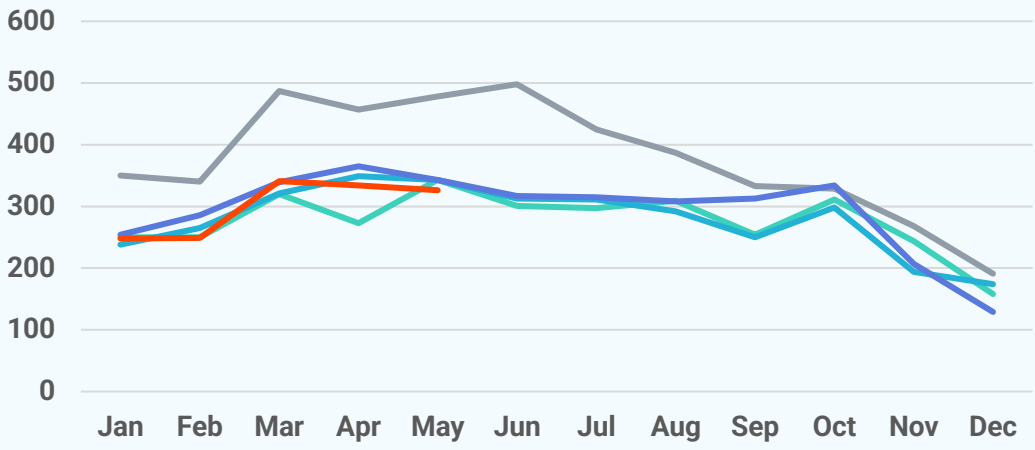
## New Listings

2026 2025 2024 2023 2022

**326**
May 2026

**-5.0%**
May '26 vs. May '25
**(May '25: 343)**

**-2.4%**
May '26 vs. Apr '26
**(Apr '26: 334)**



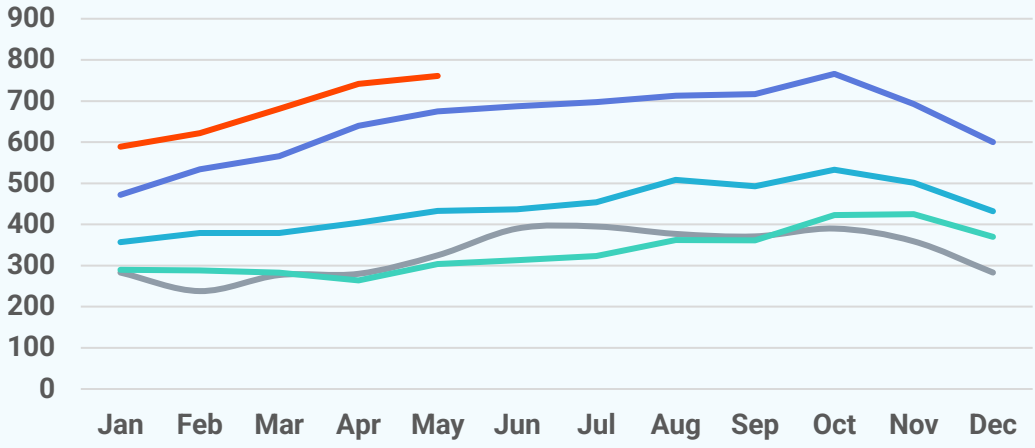

## Active Listings

2026 2025 2024 2023 2022

**761**
May 2026

**+12.7%**
May '26 vs. May '25
**(May '25: 675)**

**+2.6%**
May '26 vs. Apr '26
**(Apr '26: 742)**




## 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**.

