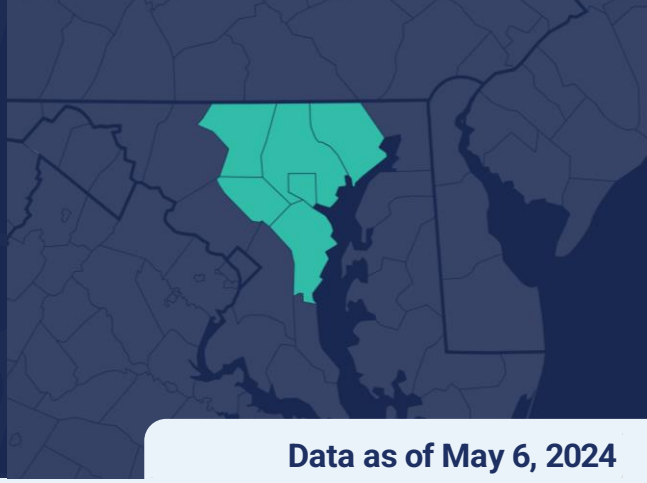
Baltimore Metro

April 2024 Housing Market Report

Prepared by Bright Research



Data as of May 6, 2024

Key Market Statistics	Apr 2024	Apr 2023	Change	YTD 2024	YTD 2023	Change
Closed Sales	2,704	2,510	+7.7%	8,944	9,132	-2.1%
Median Sold Price	$381,000	$360,000	+5.8%	$365,000	$338,000	+8.0%
Median Days on Market	8 days	7 days	+1 day	11 days	12 days	-1 day
New Pending Sales	3,308	3,286	+0.7%	10,777	10,989	-1.9%
New Listings	3,387	2,988	+13.4%	12,875	12,574	+2.4%
Active Listings	3,997	3,456	+15.7%	3,997	3,456	+15.7%
Months of Supply	1.53	1.16	+0.37 mos.	1.53	1.16	+0.37 mos.
Showings	63,449	76,242	-16.8%	227,223	265,747	-14.5%

Housing Market Trends

Baltimore metro buyers see increasing inventory, but home still sell quickly. Inventory at the end of April 2024 was 15.7% higher than April 2023, with nearly 4,000 homes on the market. This is the highest number of homes available at the end of April since 2020 in the Baltimore metro area.

Showings on the other hand, continue to lag last year, as elevated mortgage rates limit the buyer pool. Still, those interested in purchasing a home still must move quickly. Nearly half of the homes sold in April were on the market for eight days or less.

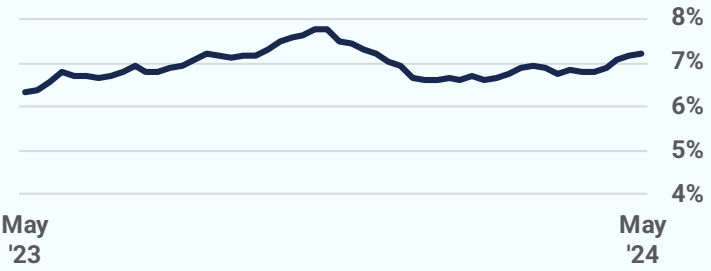
Prices are also continuing to rise. The median sold price in the Baltimore metro area was $381,000, which was 5.8% higher than April 2023.

There were 2,704 closed sales in April. Though April 2024 sales were 7.7% above a year ago, year-to-date closed sales lag 2023 by 2.1%.

Market Outlook

If more new listings than new pending sales occur, supply in the Baltimore metro area will improve further. However, tight inventory relative to the past will keep pressure on prices and days on market. While some buyers will wait for falling rates to assist with affordability, others will continue to strike while there's less competition.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2024 | 2023 | 2019-2022 Range

2,704

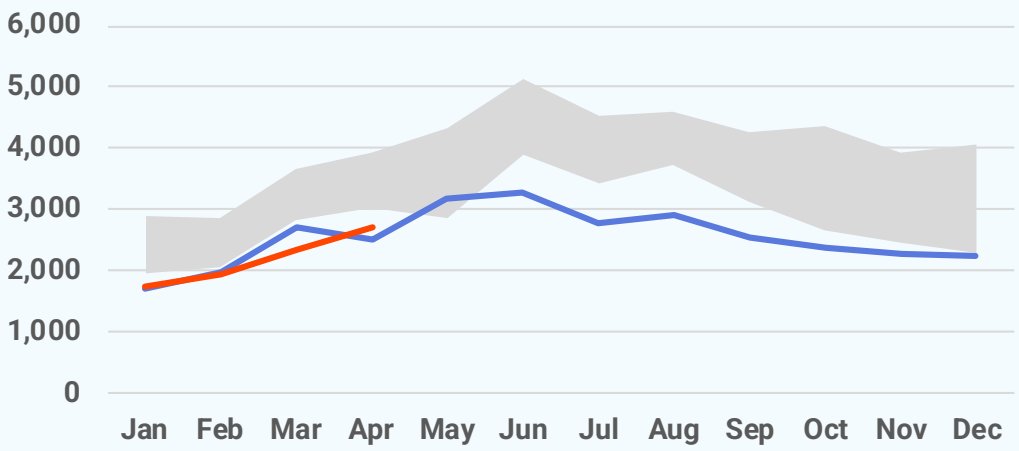
April 2024

+7.7%

Apr '24 vs. Apr '23
(Apr '23: 2,510)

+14.9%

Apr '24 vs. Mar '24
(Mar '24: 2,353)



Median Sold Price

2024 | 2023 | 2022 | 2021 | 2020 | 2019

$381,000

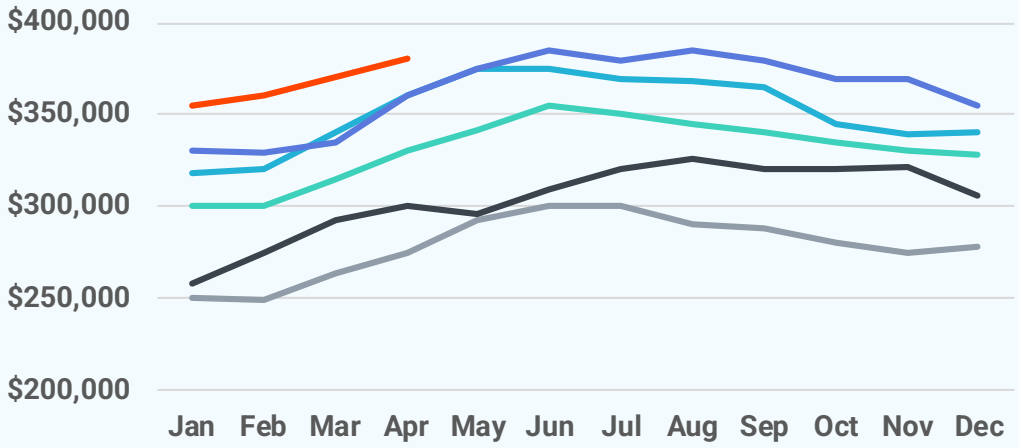
April 2024

+5.8%

Apr '24 vs. Apr '23
(Apr '23: $360,000)

+3.0%

Apr '24 vs. Mar '24
(Mar '24: $370,000)



Median Days on Market

8 days

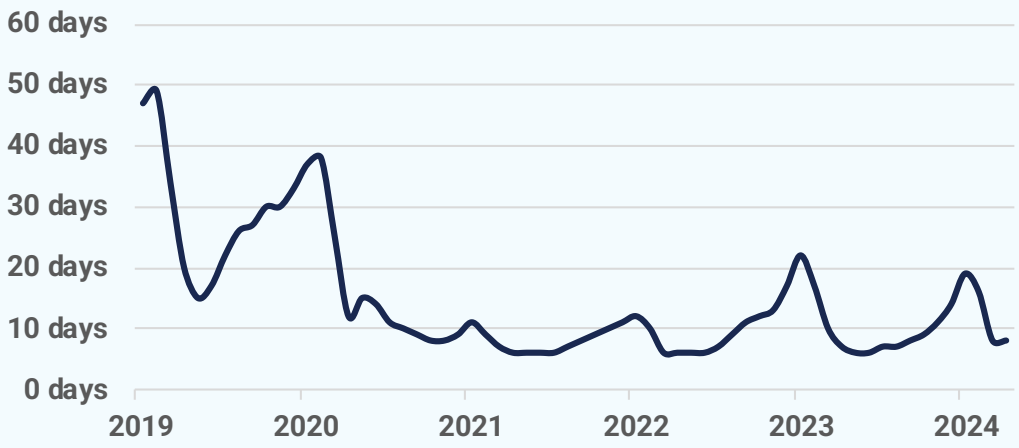
April 2024

+1 day

Apr '24 vs. Apr '23
(Apr '23: 7 days)

+0 days

Apr '24 vs. Mar '24
(Mar '24: 8 days)



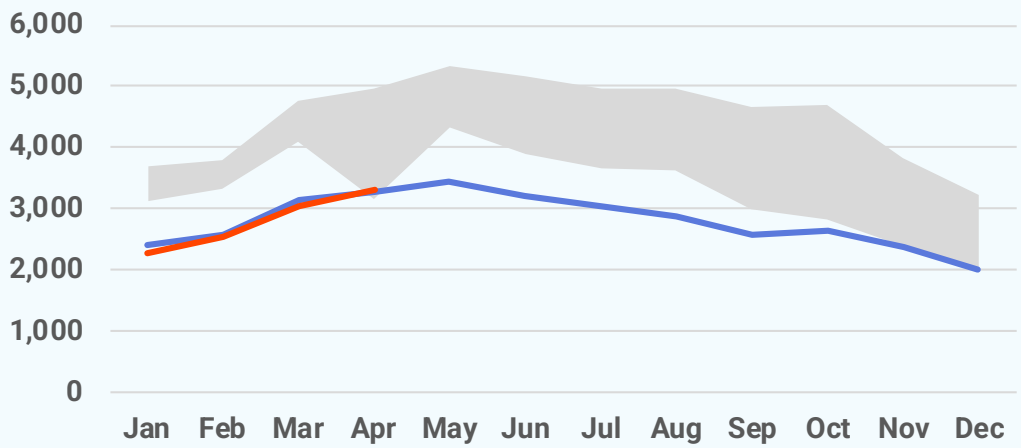
New Pending Sales

2024 | 2023 | 2019-2022 Range

3,308
April 2024

+0.7%
Apr '24 vs. Apr '23
(Apr '23: 3,286)

+8.3%
Apr '24 vs. Mar '24
(Mar '24: 3,055)



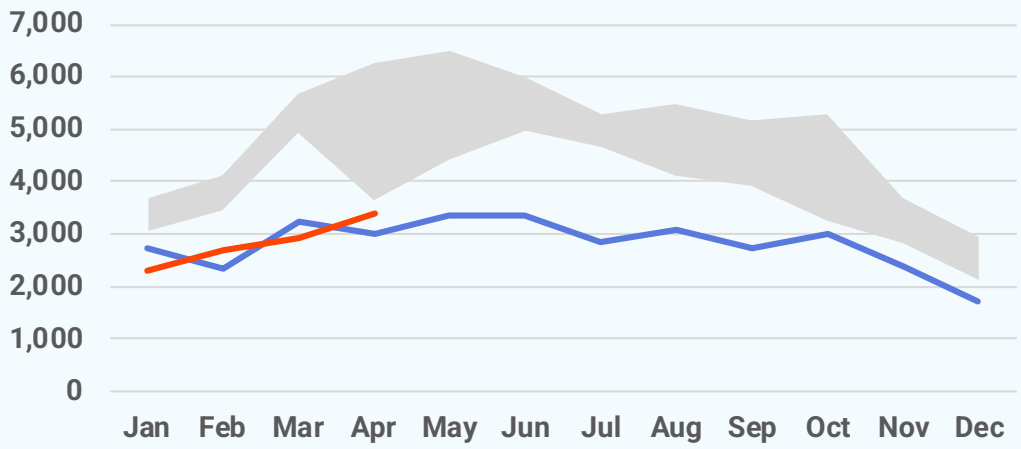
New Listings

2024 | 2023 | 2019-2022 Range

3,387
April 2024

+13.4%
Apr '24 vs. Apr '23
(Apr '23: 2,988)

+16.3%
Apr '24 vs. Mar '24
(Mar '24: 2,912)

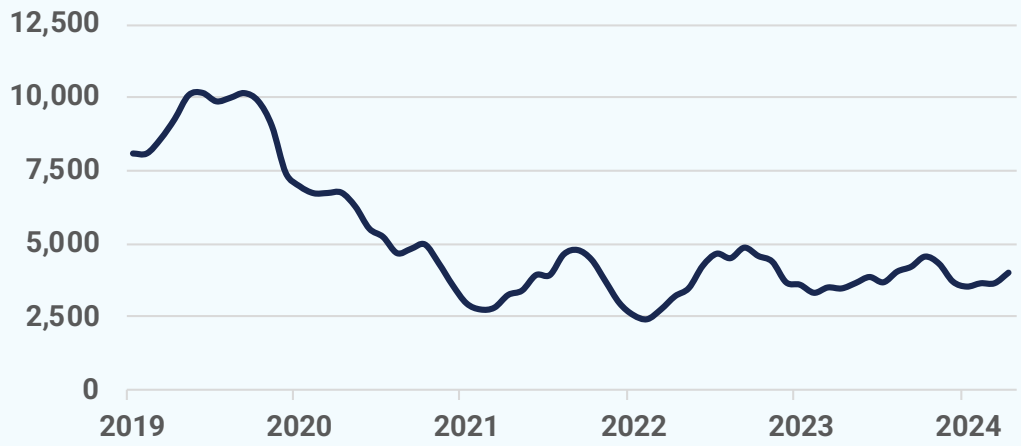


Active Listings

3,997
April 2024

+15.7%
Apr '24 vs. Apr '23
(Apr '23: 3,456)

+10.0%
Apr '24 vs. Mar '24
(Mar '24: 3,635)



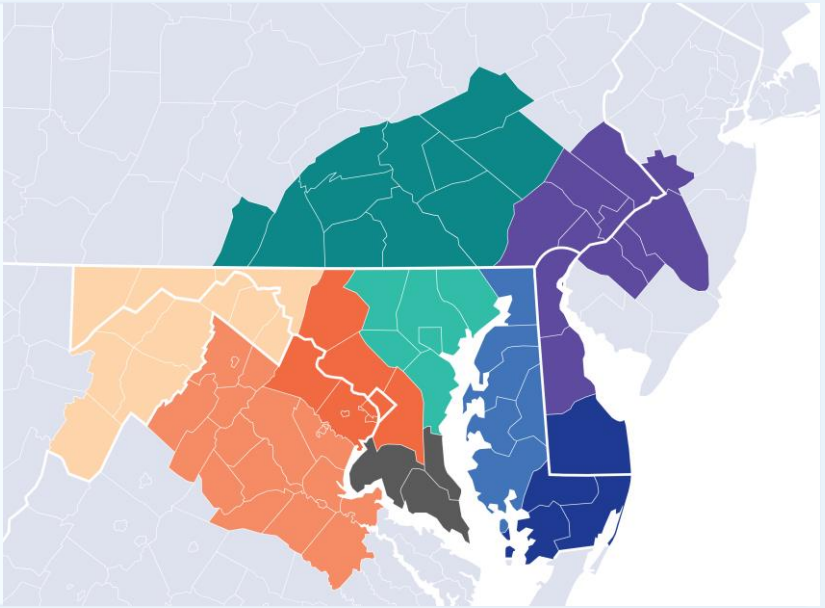
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23
Baltimore Metro	2,704	+7.7%	$381,000	+5.8%	8 days	+1 day
Anne Arundel County, MD	595	+11.0%	$483,250	+4.8%	6 days	+0 days
Baltimore City, MD	753	+9.4%	$215,000	-2.3%	17 days	+2 days
Baltimore County, MD	680	-1.7%	$352,500	+0.7%	7 days	+1 day
Carroll County, MD	137	+7.0%	$502,000	+10.3%	6 days	-1 day
Harford County, MD	228	+13.4%	$380,000	+10.1%	7 days	+2 days
Howard County, MD	311	+17.4%	$635,000	+13.4%	5 days	+0 days

Local Markets	New Pending Sales		New Listings		Showings	
	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23
Baltimore Metro	3,308	+0.7%	3,387	+13.4%	63,449	-16.8%
Anne Arundel County, MD	771	+8.6%	750	+20.4%	14,486	-7.2%
Baltimore City, MD	870	-1.2%	1,035	+9.3%	14,668	-18.4%
Baltimore County, MD	865	-4.7%	838	+10.6%	17,582	-15.8%
Carroll County, MD	154	-10.5%	158	+6.8%	3,314	-15.0%
Harford County, MD	287	+9.1%	282	+39.6%	4,518	-16.1%
Howard County, MD	361	+2.6%	324	+4.5%	8,881	-28.9%

Local Markets	Active Listings		Months of Supply	
	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23
Baltimore Metro	3,997	+15.7%	1.53	+0.37 months
Anne Arundel County, MD	608	+1.0%	1.05	+0.17 months
Baltimore City, MD	1,812	+17.7%	2.72	+0.64 months
Baltimore County, MD	848	+18.6%	1.22	+0.32 months
Carroll County, MD	171	+9.6%	1.19	+0.29 months
Harford County, MD	310	+60.6%	1.33	+0.61 months
Howard County, MD	248	-0.8%	0.88	+0.12 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 was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.

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

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