

January 2026 Housing Market Report

Prepared by Bright Research

Data as of February 5, 2026

| Key Market Statistics | Jan 2026 | Jan 2025 | Change | YTD 2026 | YTD 2025 | Change |
|-----------------------|-----------|-----------|------------|-----------|-----------|------------|
| Closed Sales | 1,726 | 1,894 | -8.9% | 1,726 | 1,894 | -8.9% |
| Median Sold Price | \$375,000 | \$363,000 | +3.3% | \$375,000 | \$363,000 | +3.3% |
| Median Days on Market | 30 days | 22 days | +8 days | 30 days | 22 days | +8 days |
| New Pending Sales | 2,214 | 2,143 | +3.3% | 2,214 | 2,143 | +3.3% |
| New Listings | 2,215 | 2,223 | -0.4% | 2,215 | 2,223 | -0.4% |
| Active Listings | 5,034 | 4,065 | +23.8% | 5,034 | 4,065 | +23.8% |
| Months of Supply | 1.93 | 1.52 | +0.41 mos. | 1.93 | 1.52 | +0.41 mos. |
| Showings | 43,736 | 42,092 | +3.9% | 43,736 | 42,092 | +3.9% |

Housing Market Trends

Baltimore area buyers ready to reengage in the housing market. The Baltimore metro area housing market started 2026 with fewer closed sales than a year ago, but with a positive uptick in new contract activity. New pending contracts increased 3.3%, as buyers were enticed into the market by falling mortgage rates and more inventory.

There were 5,034 active listings on the market at the end of January, up 23.8% compared to a year ago, giving buyers more choices than they have had in several years.

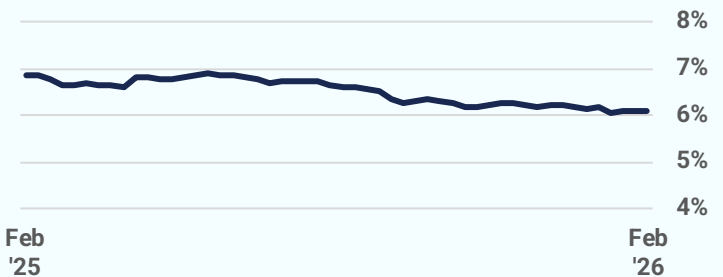
In January, the regionwide median price rose 3.3% year-over-year to \$375,000. However, there was variation across the metro area, with the median price falling in Howard County and unchanged in Harford County.

Days on market moved higher, with the median reaching 30 days in January, up from 22 a year earlier. Buyers in the region have a bit more time and bargaining power as we start the year.

Market Outlook

Looking ahead to the spring, the Baltimore metro area appears poised for a more active market. Lower mortgage rates and more inventory should bring out more buyers. Buyers should have more leverage in the spring market; however, the market for well-priced homes in desirable communities can still be competitive. Sellers should focus on re-setting price expectations and make sure their homes are move-in ready.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

1,726

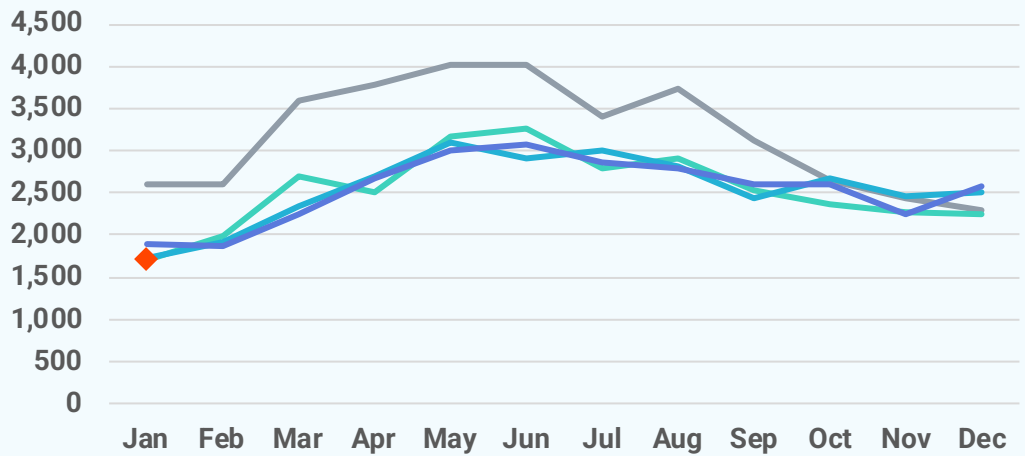
January 2026

-8.9%

Jan '26 vs. Jan '25
(Jan '25: 1,894)

-32.9%

Jan '26 vs. Dec '25
(Dec '25: 2,571)



Median Sold Price

2026

2025

2024

2023

2022

\$375,000

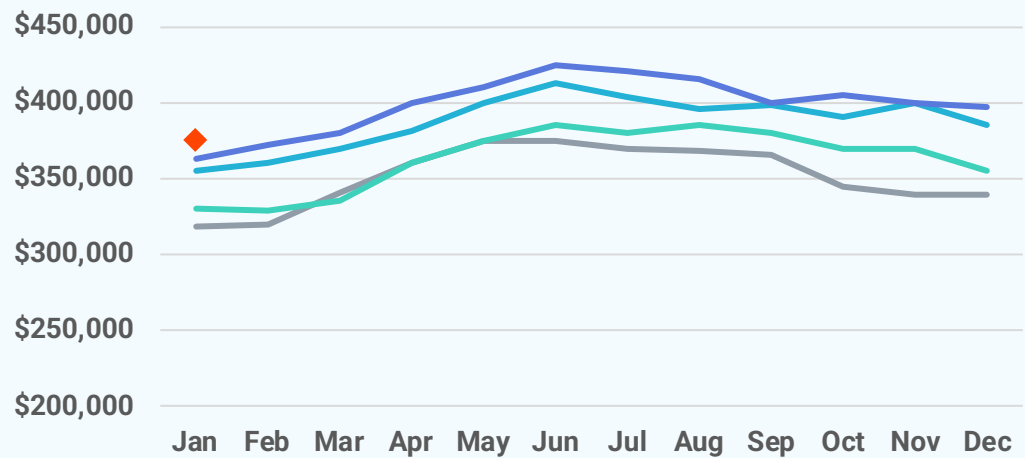
January 2026

+3.3%

Jan '26 vs. Jan '25
(Jan '25: \$363,000)

-5.5%

Jan '26 vs. Dec '25
(Dec '25: \$397,000)



Median Days on Market

2026

2025

2024

2023

2022

30 days

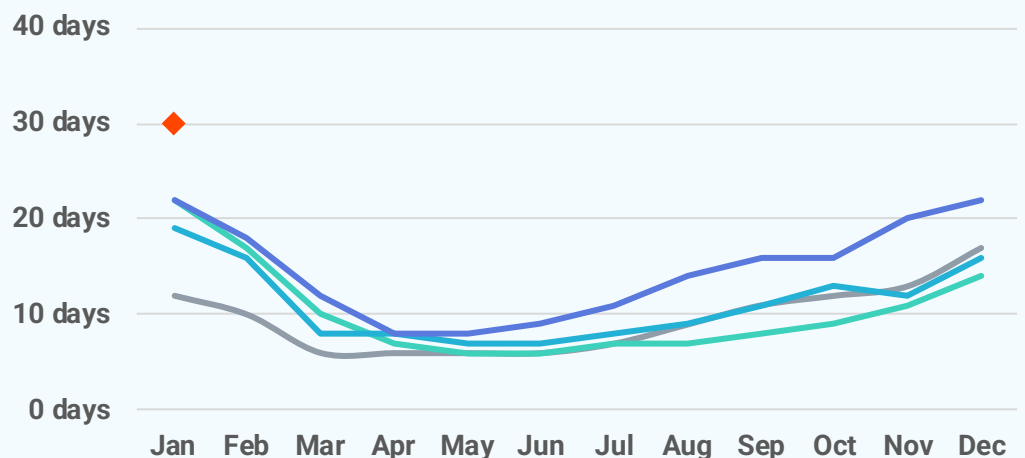
January 2026

+8 days

Jan '26 vs. Jan '25
(Jan '25: 22 days)

+8 days

Jan '26 vs. Dec '25
(Dec '25: 22 days)



New Pending Sales

2026

2025

2024

2023

2022

2,214

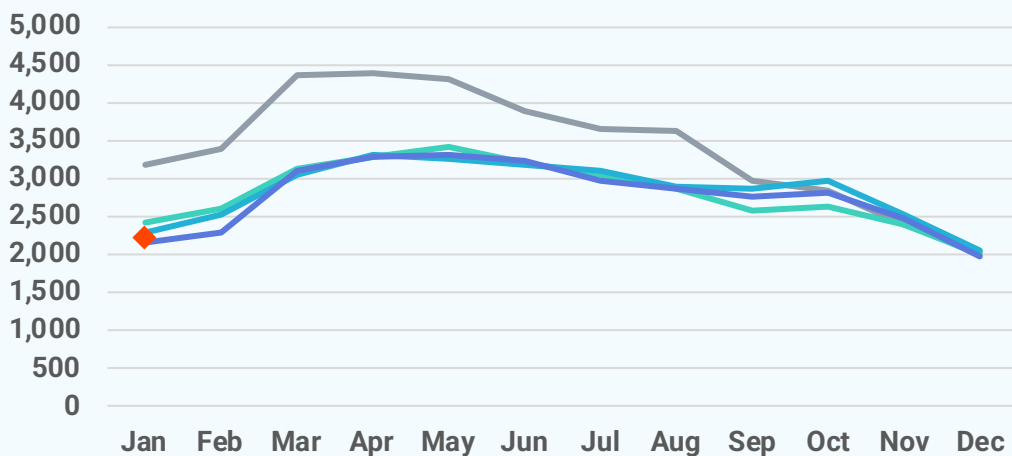
January 2026

+3.3%

Jan '26 vs. Jan '25
(Jan '25: 2,143)

+12.8%

Jan '26 vs. Dec '25
(Dec '25: 1,963)



New Listings

2026

2025

2024

2023

2022

2,215

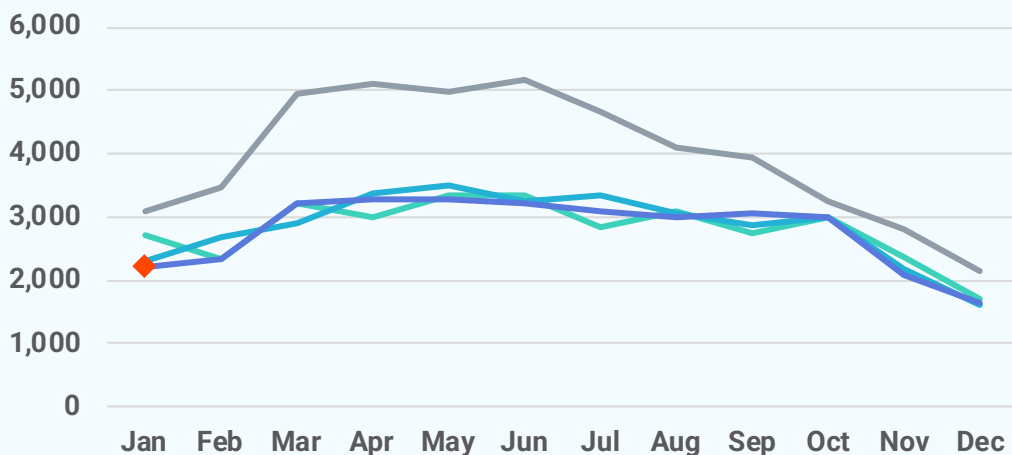
January 2026

-0.4%

Jan '26 vs. Jan '25
(Jan '25: 2,223)

+35.7%

Jan '26 vs. Dec '25
(Dec '25: 1,632)



Active Listings

2026

2025

2024

2023

2022

5,034

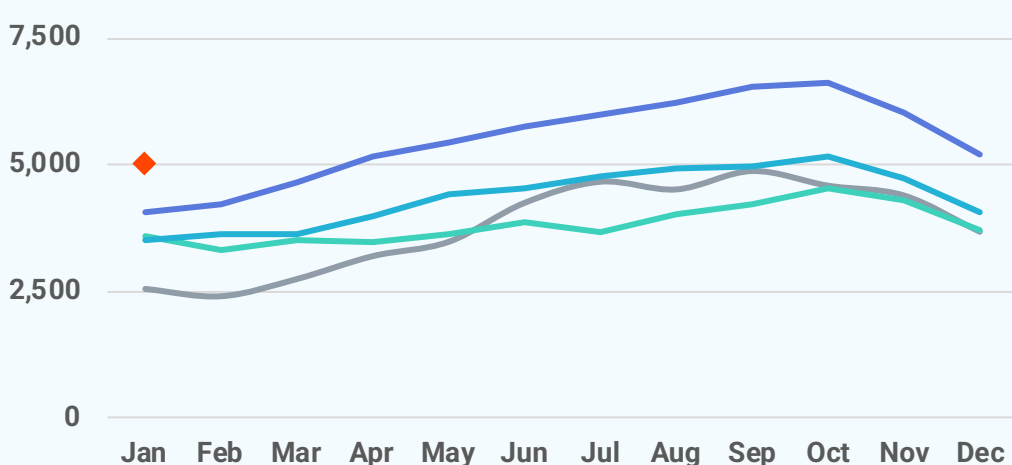
January 2026

+23.8%

Jan '26 vs. Jan '25
(Jan '25: 4,065)

-3.1%

Jan '26 vs. Dec '25
(Dec '25: 5,195)



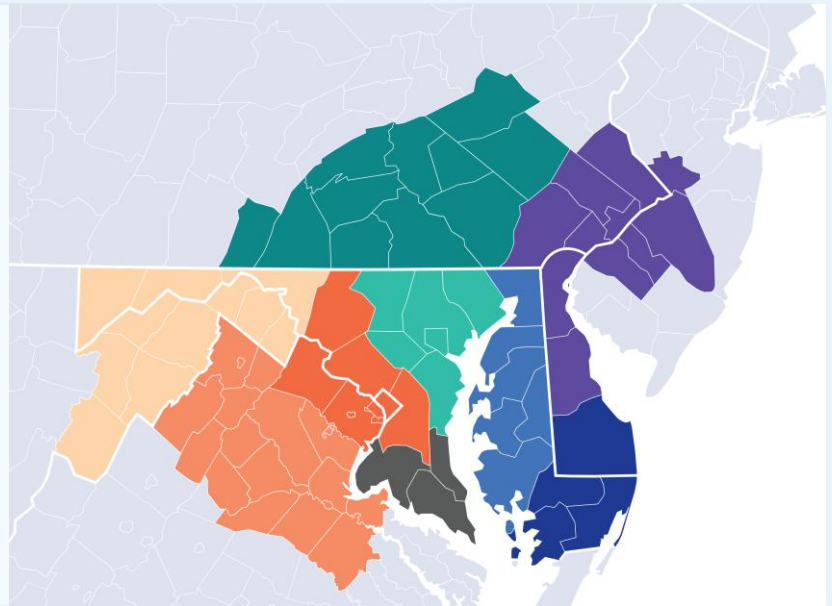
| Local Markets | Closed Sales | | Median Sales Price | | Median Days on Market | |
|-------------------------|--------------|-------------|--------------------|-------------|-----------------------|-------------|
| | Jan '26 | vs. Jan '25 | Jan '26 | vs. Jan '25 | Jan '26 | vs. Jan '25 |
| Baltimore Metro | 1,726 | -8.9% | \$375,000 | +3.3% | 30 days | +8 days |
| Anne Arundel County, MD | 389 | -12.2% | \$507,000 | +6.3% | 26 days | +8 days |
| Baltimore City, MD | 453 | -14.4% | \$225,000 | +3.2% | 45 days | +10 days |
| Baltimore County, MD | 482 | -1.2% | \$362,500 | +6.3% | 26 days | +6 days |
| Carroll County, MD | 92 | +7.0% | \$462,500 | +6.8% | 19 days | +3 days |
| Harford County, MD | 162 | -16.1% | \$369,995 | -0.0% | 24 days | +0 days |
| Howard County, MD | 148 | -4.5% | \$515,000 | -4.5% | 29 days | +16 days |

| Local Markets | New Pending Sales | | New Listings | | Showings | |
|-------------------------|-------------------|-------------|--------------|-------------|----------|-------------|
| | Jan '26 | vs. Jan '25 | Jan '26 | vs. Jan '25 | Jan '26 | vs. Jan '25 |
| Baltimore Metro | 2,214 | +3.3% | 2,215 | -0.4% | 43,736 | +3.9% |
| Anne Arundel County, MD | 461 | +2.0% | 404 | -3.6% | 9,677 | +20.0% |
| Baltimore City, MD | 591 | -9.5% | 812 | +3.6% | 11,066 | -12.3% |
| Baltimore County, MD | 610 | +11.7% | 527 | -2.4% | 11,328 | +0.2% |
| Carroll County, MD | 138 | +23.2% | 114 | -1.7% | 2,390 | +18.5% |
| Harford County, MD | 210 | +4.0% | 197 | -5.3% | 3,978 | +15.1% |
| Howard County, MD | 204 | +14.6% | 161 | +3.2% | 5,297 | +14.2% |

| Local Markets | Active Listings | | Months of Supply | |
|-------------------------|-----------------|-------------|------------------|--------------|
| | Jan '26 | vs. Jan '25 | Jan '26 | vs. Jan '25 |
| Baltimore Metro | 5,034 | +23.8% | 1.93 | +0.41 months |
| Anne Arundel County, MD | 817 | +35.9% | 1.35 | +0.37 months |
| Baltimore City, MD | 2,204 | +21.2% | 3.54 | +0.78 months |
| Baltimore County, MD | 1,050 | +17.1% | 1.52 | +0.25 months |
| Carroll County, MD | 242 | +29.4% | 1.56 | +0.33 months |
| Harford County, MD | 446 | +21.9% | 1.76 | +0.34 months |
| Howard County, MD | 275 | +41.0% | 0.97 | +0.27 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

January 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of February 5, 2026

| Key Market Statistics | Jan 2026 | Jan 2025 | Change |
|-----------------------|-----------|-----------|------------|
| Closed Sales | 822 | 881 | -6.7% |
| Median Sold Price | \$475,000 | \$463,500 | +2.5% |
| Median Days on Market | 27 days | 22 days | +5 days |
| New Pending Sales | 1,066 | 963 | +10.7% |
| New Listings | 864 | 862 | +0.2% |
| Active Listings | 2,010 | 1,652 | +21.7% |
| Months of Supply | 1.53 | 1.25 | +0.28 mos. |

Closed Sales

2026

2025

2024

2023

2022

822

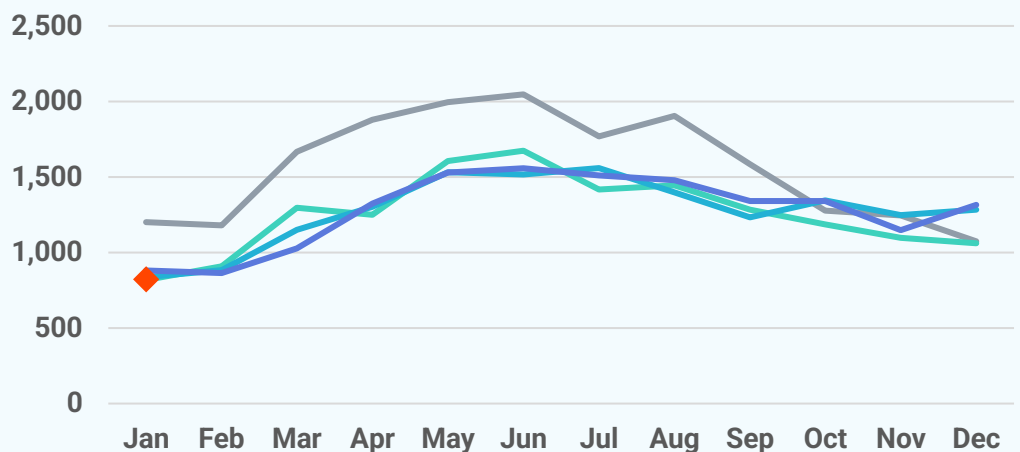
January 2026

-6.7%

Jan '26 vs. Jan '25
(Jan '25: 881)

-37.5%

Jan '26 vs. Dec '25
(Dec '25: 1,315)



Median Sold Price

2026 2025 2024 2023 2022

\$475,000

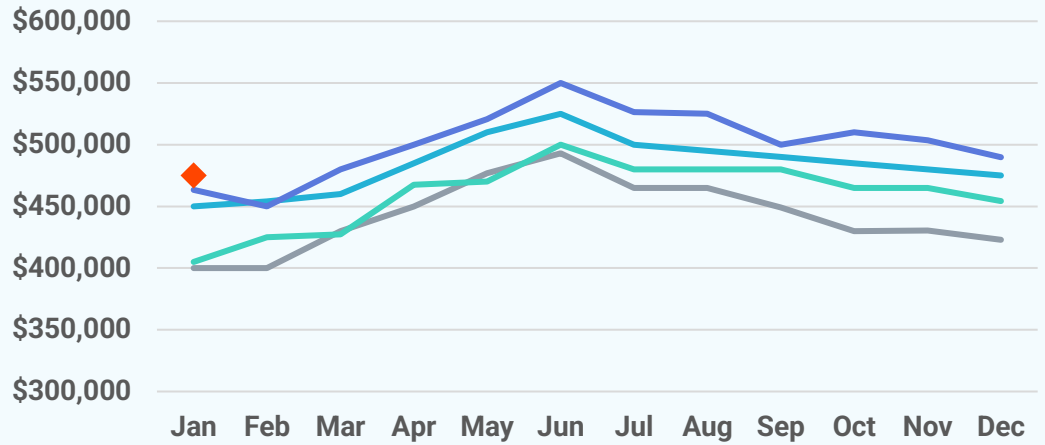
January 2026

+2.5%

Jan '26 vs. Jan '25
(Jan '25: \$463,500)

-3.0%

Jan '26 vs. Dec '25
(Dec '25: \$489,800)



Median Days on Market

2026 2025 2024 2023 2022

27 days

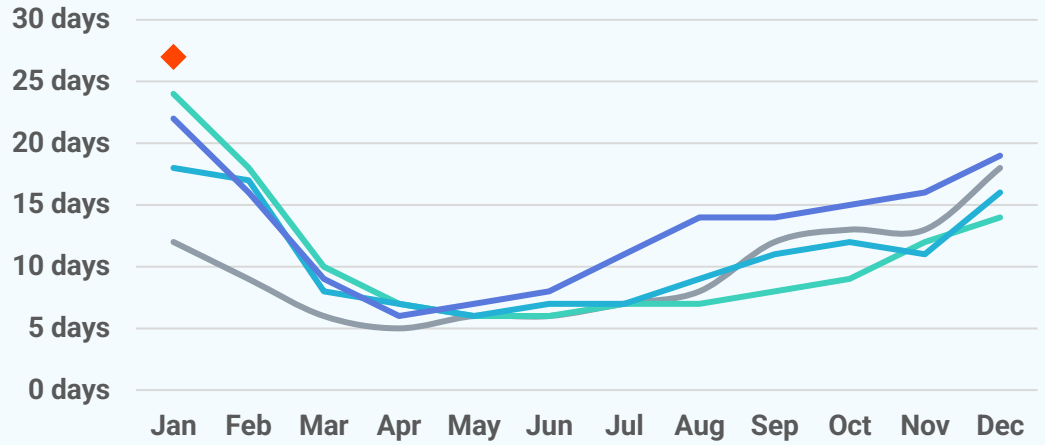
January 2026

+5 days

Jan '26 vs. Jan '25
(Jan '25: 22 days)

+8 days

Jan '26 vs. Dec '25
(Dec '25: 19 days)



New Pending Sales

2026 2025 2024 2023 2022

1,066

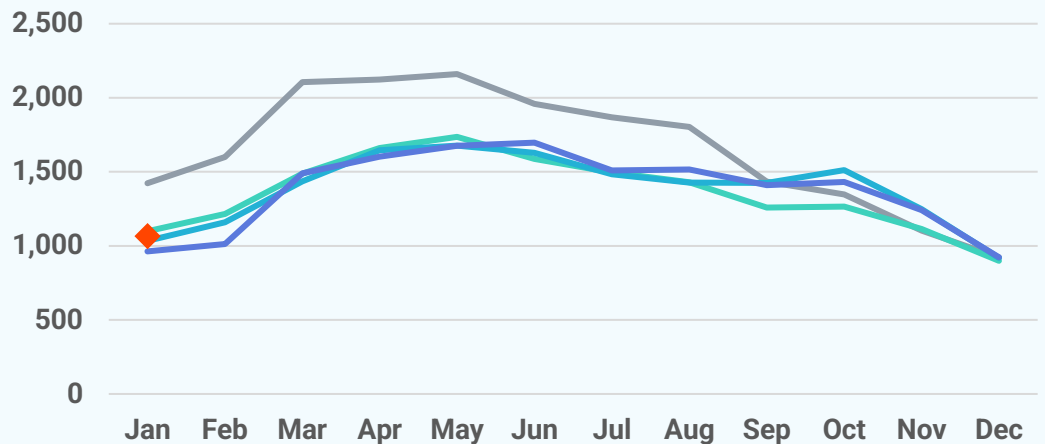
January 2026

+10.7%

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

+15.5%

Jan '26 vs. Dec '25
(Dec '25: 923)



New Listings

2026

2025

2024

2023

2022

864

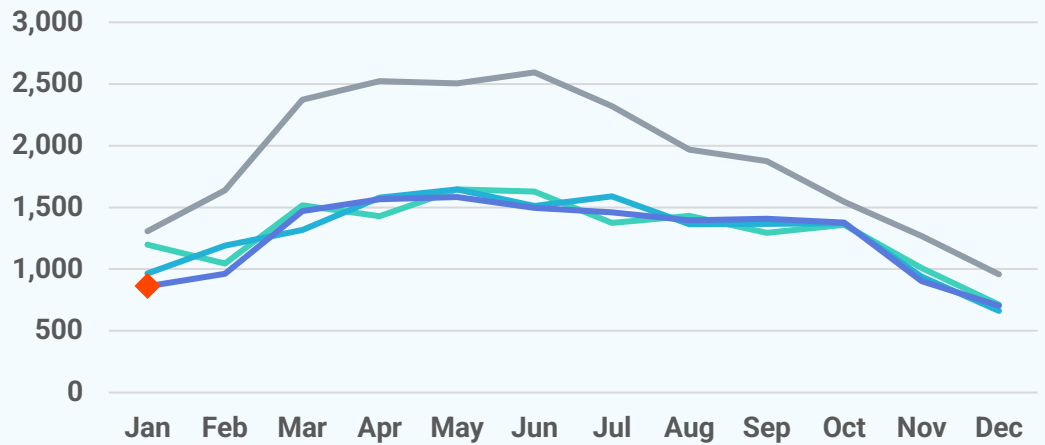
January 2026

+0.2%

Jan '26 vs. Jan '25
(Jan '25: 862)

+22.7%

Jan '26 vs. Dec '25
(Dec '25: 704)



Active Listings

2026

2025

2024

2023

2022

2,010

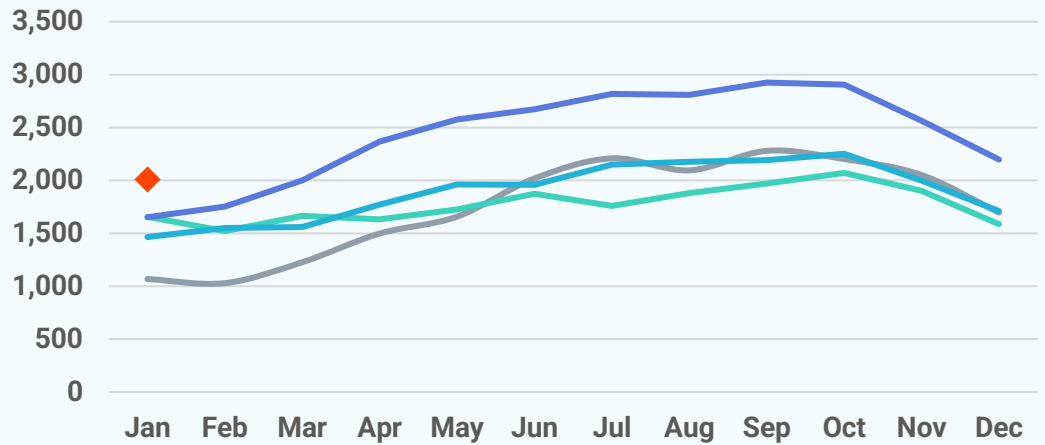
January 2026

+21.7%

Jan '26 vs. Jan '25
(Jan '25: 1,652)

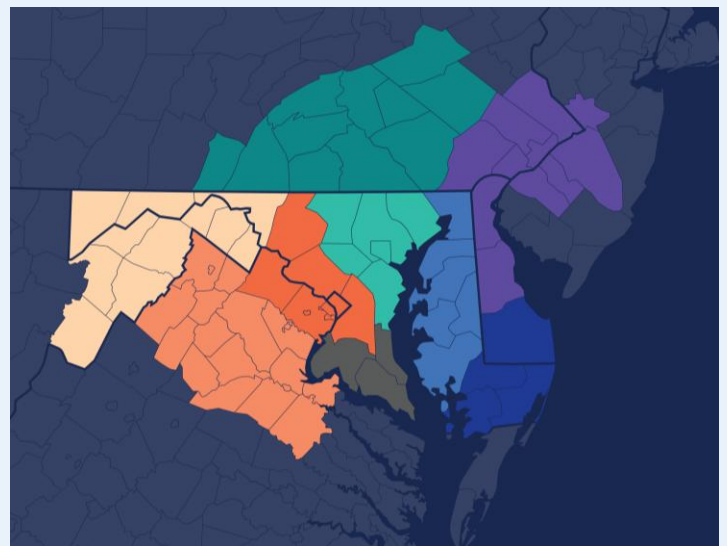
-8.5%

Jan '26 vs. Dec '25
(Dec '25: 2,197)



About Bright MLS

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January 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of February 5, 2026

| Key Market Statistics | Jan 2026 | Jan 2025 | Change |
|-----------------------|-----------|-----------|------------|
| Closed Sales | 728 | 800 | -9.0% |
| Median Sold Price | \$299,900 | \$277,500 | +8.1% |
| Median Days on Market | 30 days | 24 days | +6 days |
| New Pending Sales | 897 | 956 | -6.2% |
| New Listings | 1,103 | 1,107 | -0.4% |
| Active Listings | 2,435 | 1,941 | +25.5% |
| Months of Supply | 2.36 | 1.81 | +0.55 mos. |

Closed Sales

2026

2025

2024

2023

2022

728

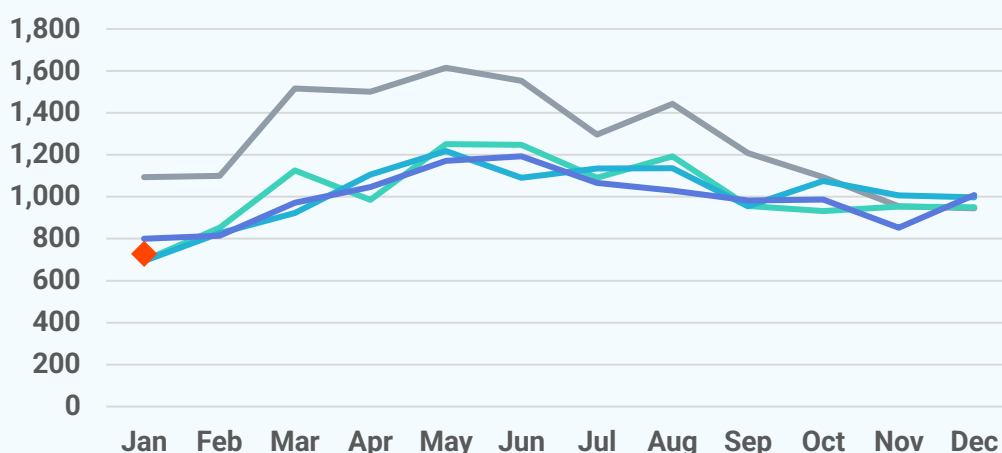
January 2026

-9.0%

Jan '26 vs. Jan '25
(Jan '25: 800)

-27.8%

Jan '26 vs. Dec '25
(Dec '25: 1,008)



Median Sold Price

2026 2025 2024 2023 2022

\$299,900

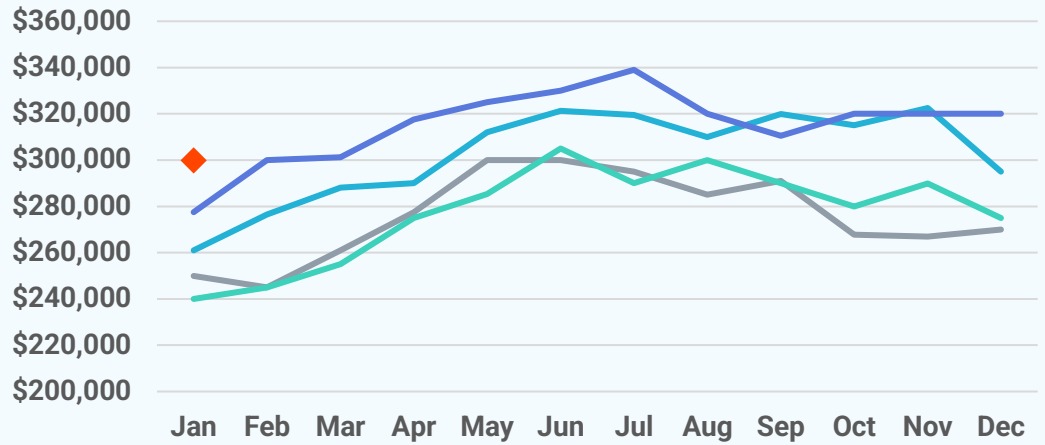
January 2026

+8.1%

Jan '26 vs. Jan '25
(Jan '25: \$277,500)

-6.3%

Jan '26 vs. Dec '25
(Dec '25: \$320,000)



Median Days on Market

2026 2025 2024 2023 2022

30 days

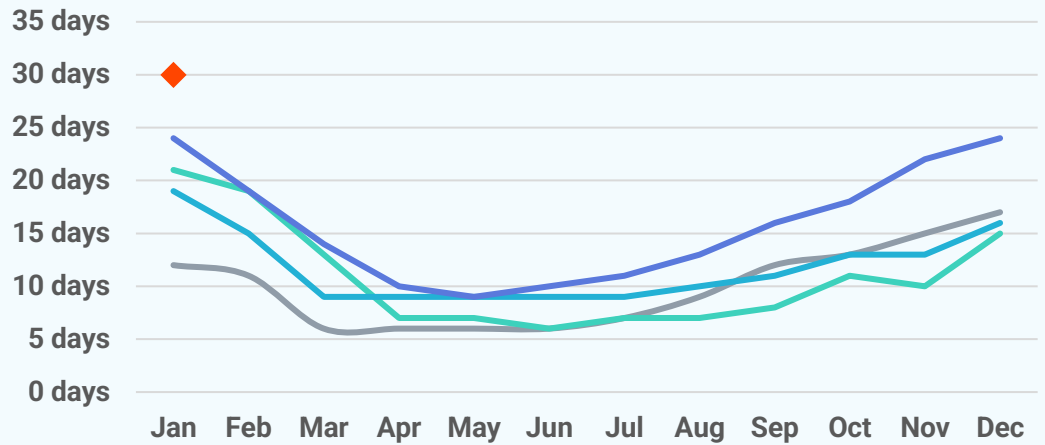
January 2026

+6 days

Jan '26 vs. Jan '25
(Jan '25: 24 days)

+6 days

Jan '26 vs. Dec '25
(Dec '25: 24 days)



New Pending Sales

2026 2025 2024 2023 2022

897

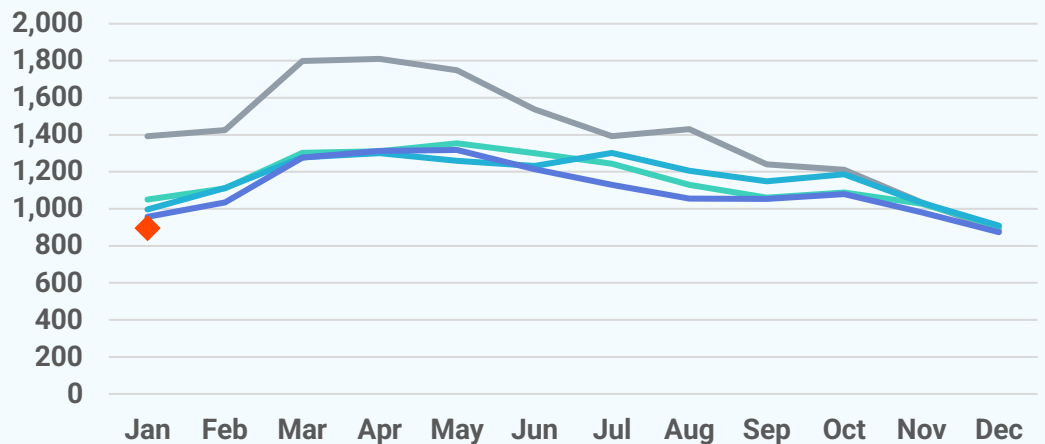
January 2026

-6.2%

Jan '26 vs. Jan '25
(Jan '25: 956)

+2.6%

Jan '26 vs. Dec '25
(Dec '25: 874)



New Listings

2026

2025

2024

2023

2022

1,103

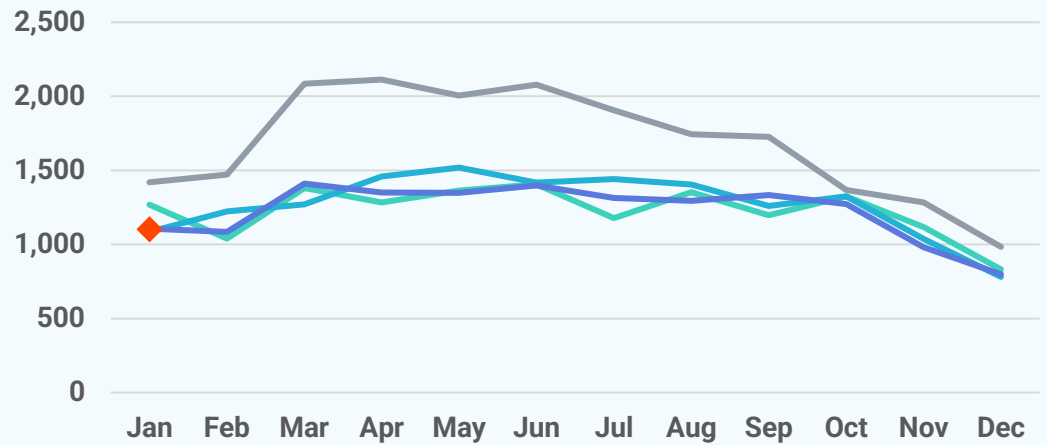
January 2026

-0.4%

Jan '26 vs. Jan '25
(Jan '25: 1,107)

+38.0%

Jan '26 vs. Dec '25
(Dec '25: 799)



Active Listings

2026

2025

2024

2023

2022

2,435

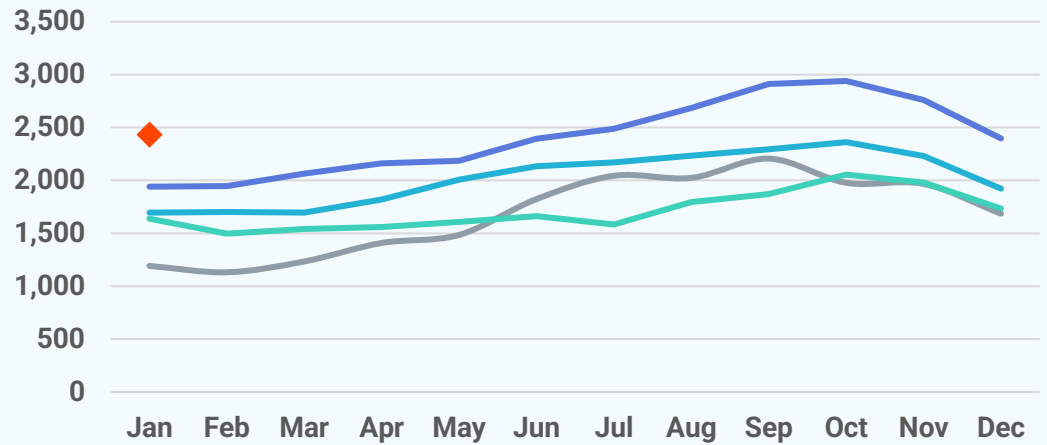
January 2026

+25.5%

Jan '26 vs. Jan '25
(Jan '25: 1,941)

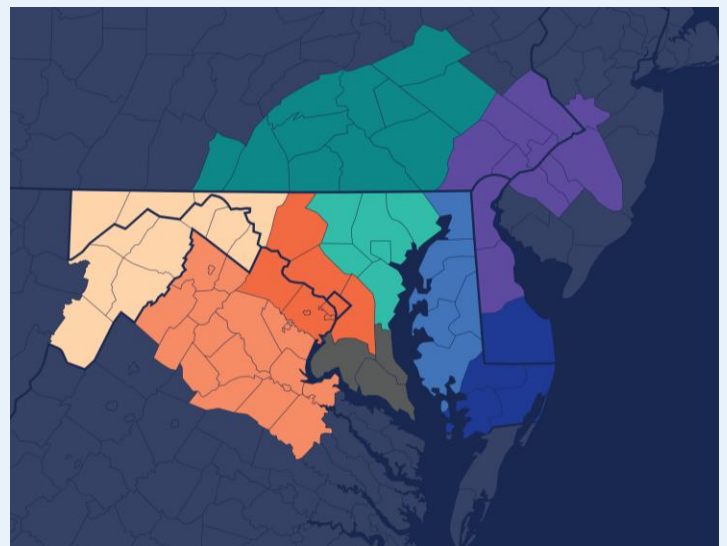
+1.5%

Jan '26 vs. Dec '25
(Dec '25: 2,398)



About Bright MLS

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January 2026 Condos Report

Prepared by Bright Research

Data as of February 5, 2026

| Key Market Statistics | Jan 2026 | Jan 2025 | Change |
|-----------------------|-----------|-----------|------------|
| Closed Sales | 174 | 213 | -18.3% |
| Median Sold Price | \$305,000 | \$309,000 | -1.3% |
| Median Days on Market | 47 days | 16 days | +31 days |
| New Pending Sales | 250 | 224 | +11.6% |
| New Listings | 248 | 254 | -2.4% |
| Active Listings | 589 | 472 | +24.8% |
| Months of Supply | 2.17 | 1.72 | +0.45 mos. |

Closed Sales

2026

2025

2024

2023

2022

174

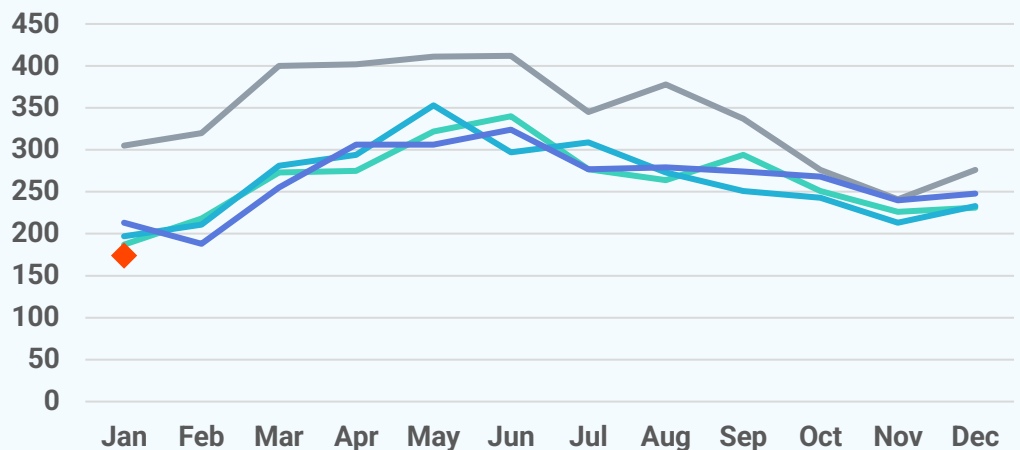
January 2026

-18.3%

Jan '26 vs. Jan '25
(Jan '25: 213)

-29.8%

Jan '26 vs. Dec '25
(Dec '25: 248)



Median Sold Price

2026 2025 2024 2023 2022

\$305,000

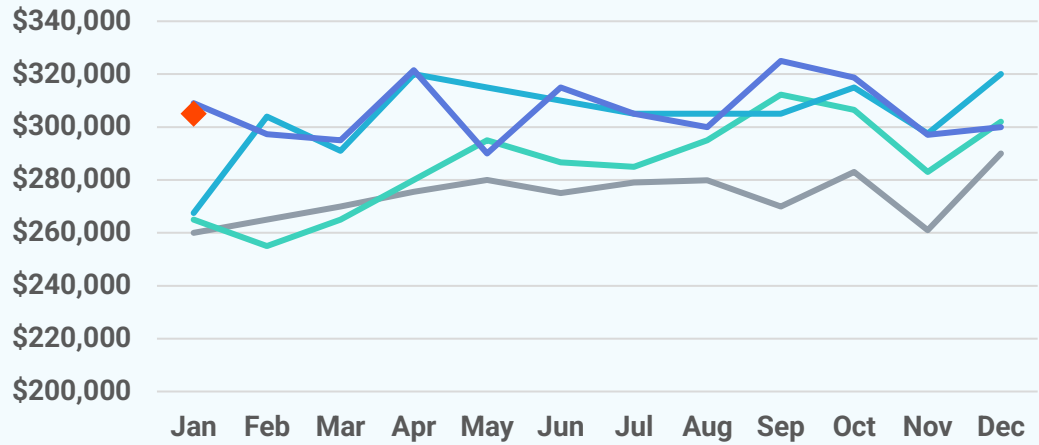
January 2026

-1.3%

Jan '26 vs. Jan '25
(Jan '25: \$309,000)

+1.7%

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



Median Days on Market

2026 2025 2024 2023 2022

47 days

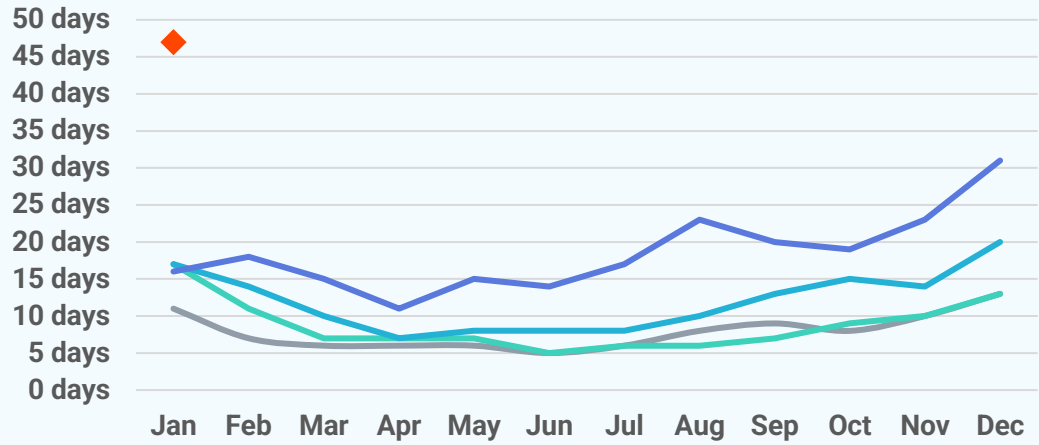
January 2026

+31 days

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

+16 days

Jan '26 vs. Dec '25
(Dec '25: 31 days)



New Pending Sales

2026 2025 2024 2023 2022

250

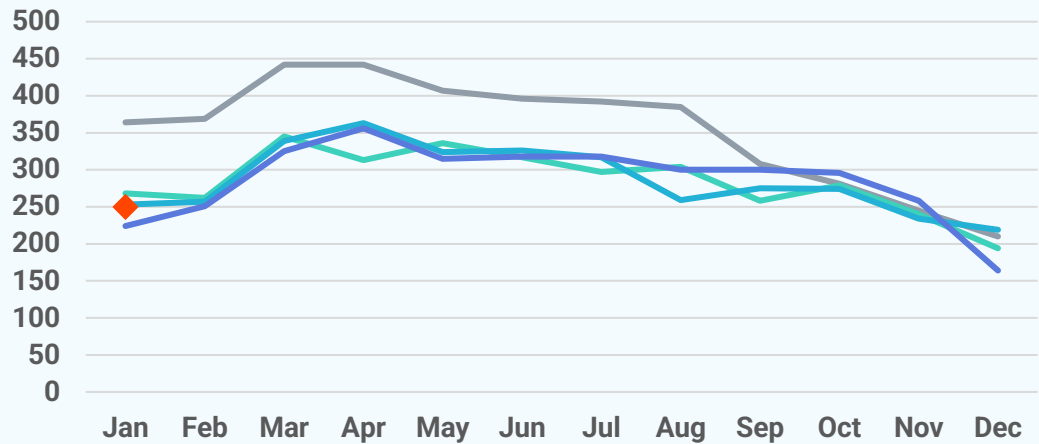
January 2026

+11.6%

Jan '26 vs. Jan '25
(Jan '25: 224)

+52.4%

Jan '26 vs. Dec '25
(Dec '25: 164)



New Listings

2026

2025

2024

2023

2022

248

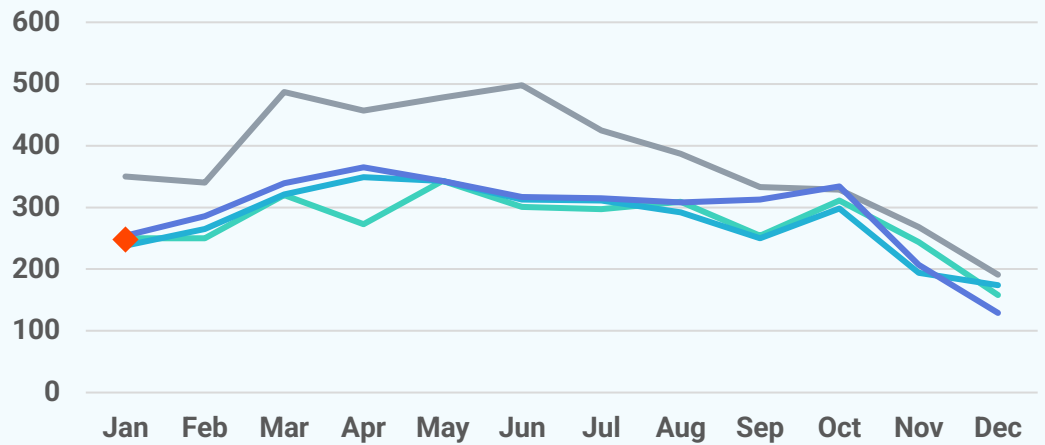
January 2026

-2.4%

Jan '26 vs. Jan '25
(Jan '25: 254)

+92.2%

Jan '26 vs. Dec '25
(Dec '25: 129)



Active Listings

2026

2025

2024

2023

2022

589

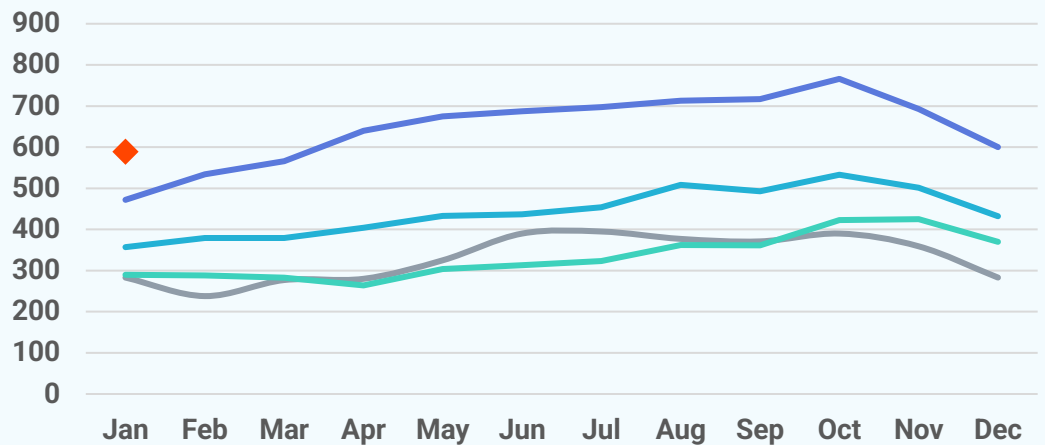
January 2026

+24.8%

Jan '26 vs. Jan '25
(Jan '25: 472)

-1.8%

Jan '26 vs. Dec '25
(Dec '25: 600)



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