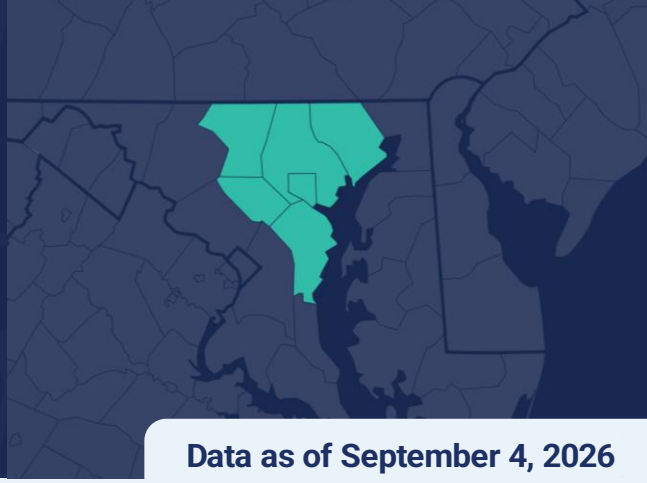
Baltimore Metro

August 2026 Housing Market Report

Prepared by Bright Research



Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,595	2,788	-6.9%	20,998	21,120	-0.6%
Median Sold Price	$425,000	$415,000	+2.4%	$415,000	$400,000	+3.8%
Median Days on Market	15 days	14 days	+1 day	13 days	12 days	+1 day
New Pending Sales	2,729	2,871	-4.9%	22,140	22,258	-0.5%
New Listings	2,743	2,998	-8.5%	29,631	29,567	+0.2%
Active Listings	7,123	6,209	+14.7%	7,123	6,209	+14.7%
Months of Supply	2.72	2.35	+0.37 mos.	2.72	2.35	+0.37 mos.
Showings	50,129	53,355	-6.0%	431,330	435,044	-0.9%

Housing Market Trends

Baltimore metro area housing market cools in August. There were 2,595 closed sales across the Baltimore region in August, a 6.9% decline from last August. Only Howard County had more closed sales than the same period a year ago. The number of new pending sales was down by 4.9% year-over-year and showing activity fell by 6.0%. Harford County was the only local market in the metro area to post gains in pending sales and showings in August.

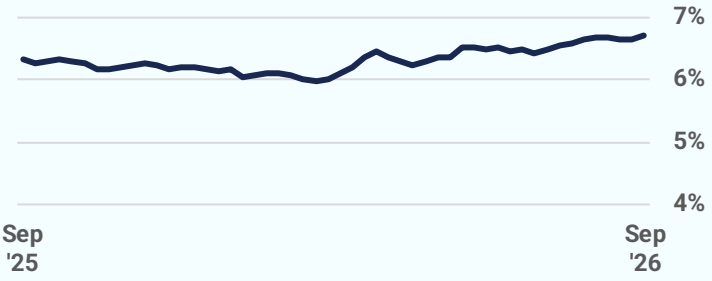
Listing activity is also lower, reflecting the fact that most home sellers are also home buyers. In August, a total of 2,743 new listings came onto the market, which is 8.5% less than last August. Despite fewer fresh listings, regionwide, the number of active listings at the end of the month was up by 14.7% compared to a year ago, as a result of fewer buyers making offers and homes remaining on the market longer.

The median sold price in August was $425,000, a 2.4% gain and the slowest home price growth since April.

Market Outlook

With mortgage rates stuck above 6.5% and economic conditions uncertain, some buyers in the Baltimore metro area have decided to wait out the market, hoping for more favorable conditions later in the year. Expect a relatively slow fall housing market, with fewer buyers and sellers and slower price growth.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

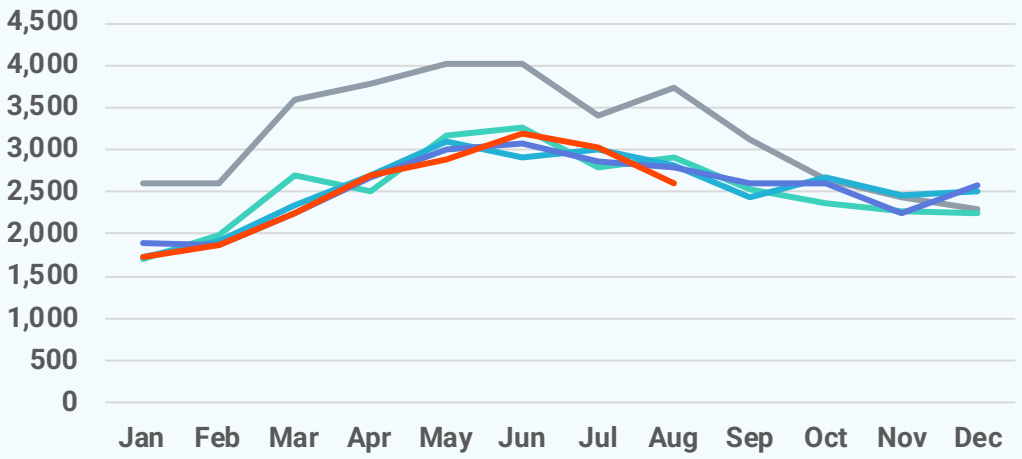
Closed Sales

2026 2025 2024 2023 2022

2,595
August 2026

-6.9%
Aug '26 vs. Aug '25
(Aug '25: 2,788)

-14.1%
Aug '26 vs. Jul '26
(Jul '26: 3,020)



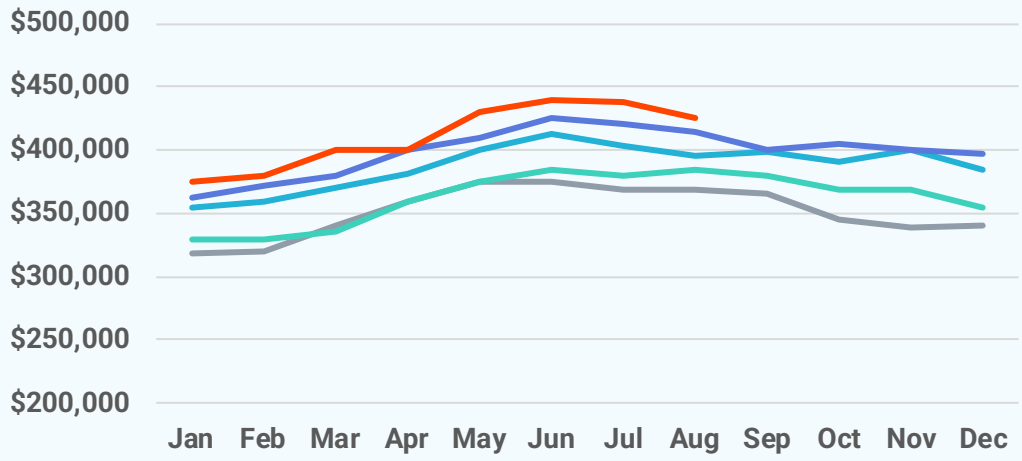
Median Sold Price

2026 2025 2024 2023 2022

$425,000
August 2026

+2.4%
Aug '26 vs. Aug '25
(Aug '25: $415,000)

-2.9%
Aug '26 vs. Jul '26
(Jul '26: $437,750)



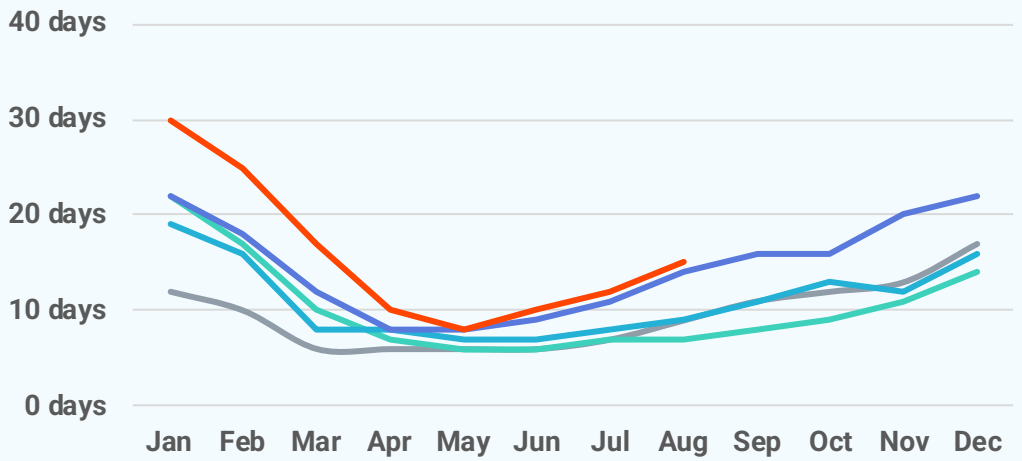
Median Days on Market

2026 2025 2024 2023 2022

15 days
August 2026

+1 day
Aug '26 vs. Aug '25
(Aug '25: 14 days)

+3 days
Aug '26 vs. Jul '26
(Jul '26: 12 days)



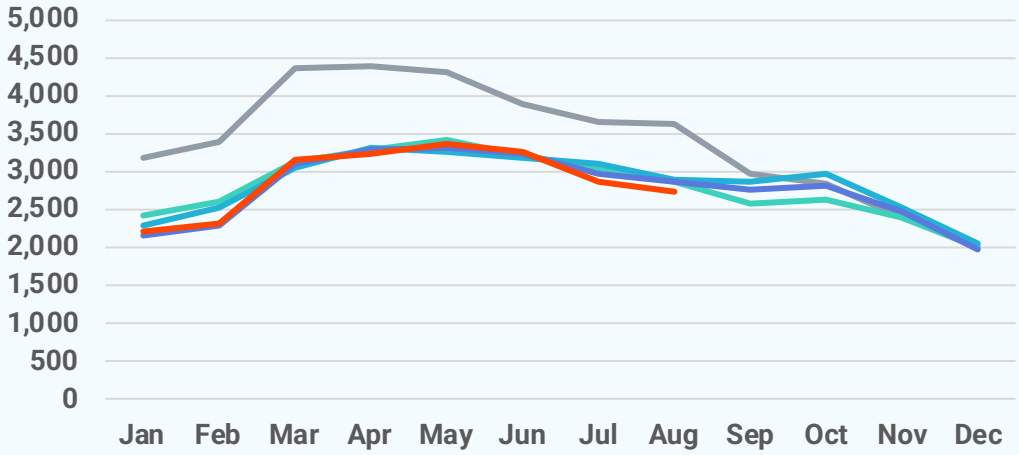
New Pending Sales

2026 2025 2024 2023 2022

2,729
August 2026

-4.9%
Aug '26 vs. Aug '25
(Aug '25: 2,871)

-4.7%
Aug '26 vs. Jul '26
(Jul '26: 2,864)



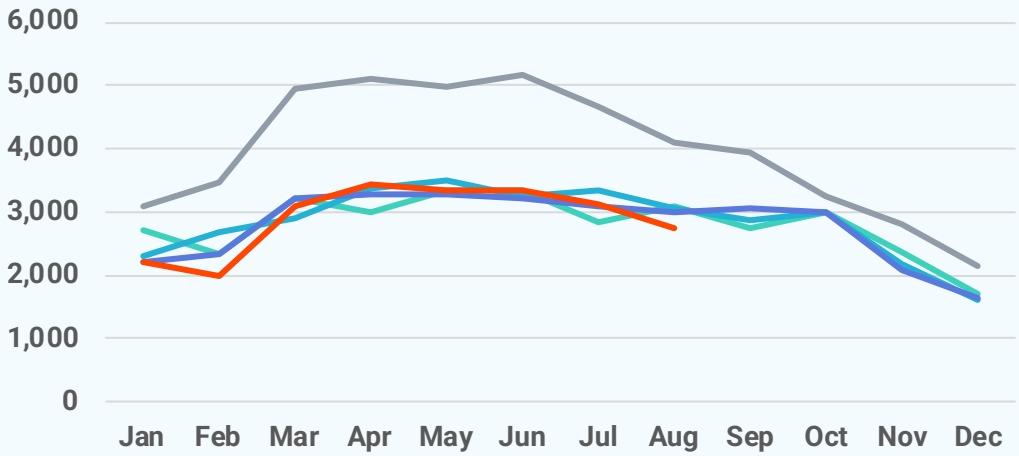
New Listings

2026 2025 2024 2023 2022

2,743
August 2026

-8.5%
Aug '26 vs. Aug '25
(Aug '25: 2,998)

-11.9%
Aug '26 vs. Jul '26
(Jul '26: 3,112)



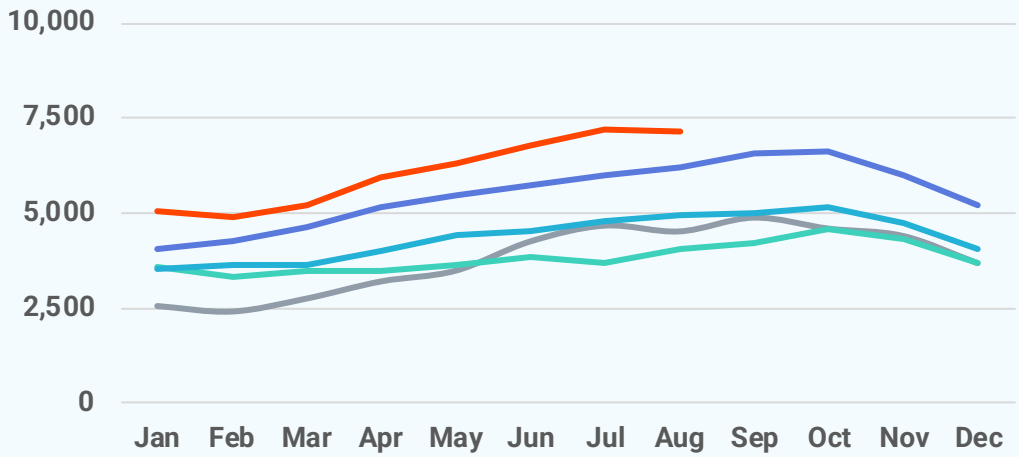
Active Listings

2026 2025 2024 2023 2022

7,123
August 2026

+14.7%
Aug '26 vs. Aug '25
(Aug '25: 6,209)

-1.1%
Aug '26 vs. Jul '26
(Jul '26: 7,201)



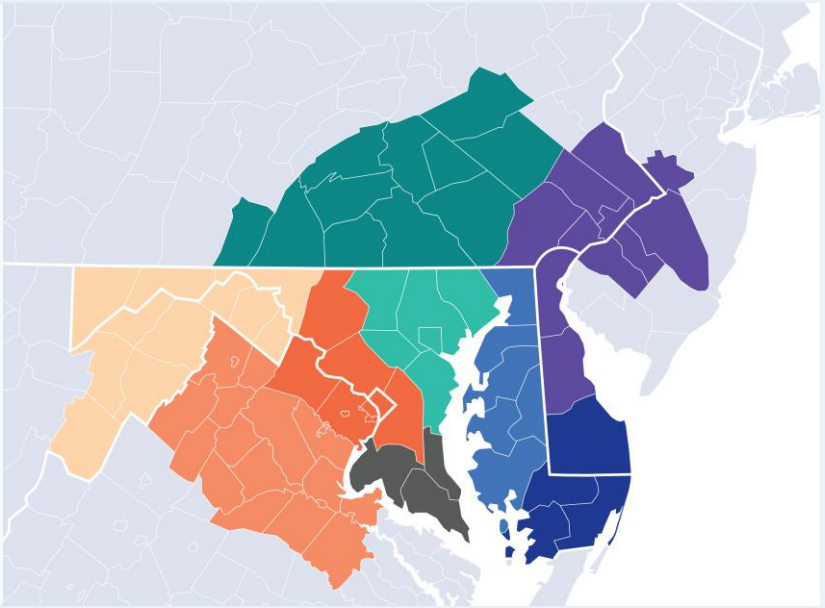
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Baltimore Metro	2,595	-6.9%	$425,000	+2.4%	15 days	+1 day
Anne Arundel County, MD	612	-9.6%	$505,495	+1.0%	12 days	-2 days
Baltimore City, MD	536	-14.4%	$232,750	-6.9%	28 days	+4 days
Baltimore County, MD	681	-8.3%	$390,000	+6.8%	15 days	+2 days
Carroll County, MD	177	-3.3%	$505,000	-1.9%	13 days	+5 days
Harford County, MD	260	-2.3%	$405,000	-3.6%	16 days	+4 days
Howard County, MD	329	+12.3%	$639,000	-0.2%	10 days	-1 day

Local Markets	New Pending Sales		New Listings		Showings	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Baltimore Metro	2,729	-4.9%	2,743	-8.5%	50,129	-6.0%
Anne Arundel County, MD	608	-9.4%	559	-7.3%	11,614	-4.0%
Baltimore City, MD	660	+0.0%	792	-15.1%	11,328	-7.8%
Baltimore County, MD	688	-8.1%	715	-4.2%	13,380	-5.2%
Carroll County, MD	169	-7.7%	158	-5.4%	2,598	-16.0%
Harford County, MD	307	+10.8%	286	+8.3%	4,254	+0.5%
Howard County, MD	297	-10.3%	233	-18.2%	6,955	-7.5%

Local Markets	Active Listings		Months of Supply	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Baltimore Metro	7,123	+14.7%	2.72	+0.37 months
Anne Arundel County, MD	1,320	+18.4%	2.14	+0.32 months
Baltimore City, MD	2,770	+15.1%	4.69	+0.9 months
Baltimore County, MD	1,580	+17.8%	2.28	+0.37 months
Carroll County, MD	343	+7.9%	2.09	+0.05 months
Harford County, MD	635	+16.9%	2.43	+0.36 months
Howard County, MD	475	-2.3%	1.66	-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 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

August 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 4, 2026

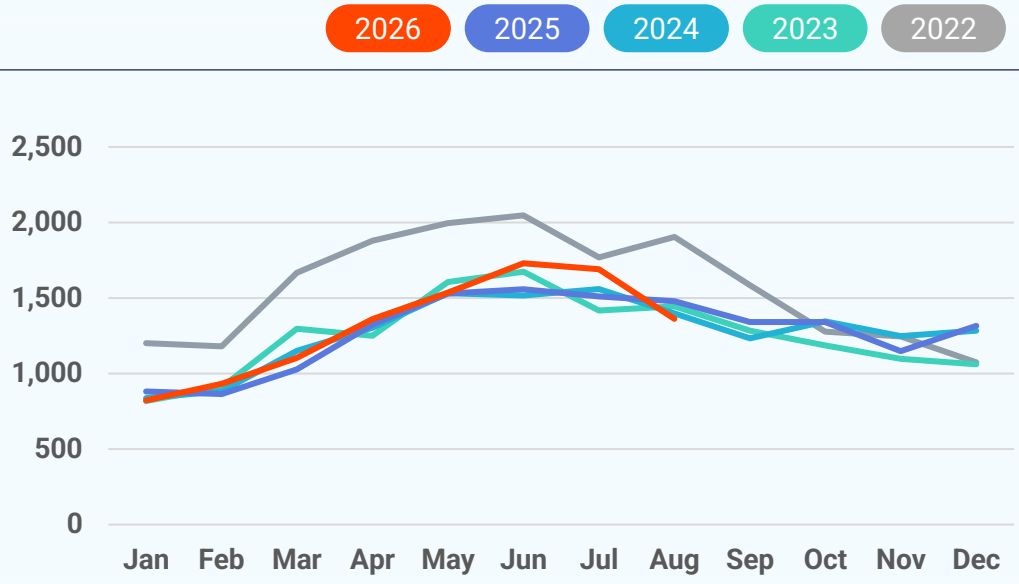
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	1,363	1,479	-7.8%
Median Sold Price	$540,000	$525,000	+2.9%
Median Days on Market	12 days	14 days	-2 days
New Pending Sales	1,419	1,515	-6.3%
New Listings	1,239	1,394	-11.1%
Active Listings	2,922	2,810	+4.0%
Months of Supply	2.18	2.14	+0.04 mos.

Closed Sales

1,363
August 2026

-7.8%
Aug '26 vs. Aug '25
(Aug '25: 1,479)

-19.4%
Aug '26 vs. Jul '26
(Jul '26: 1,691)



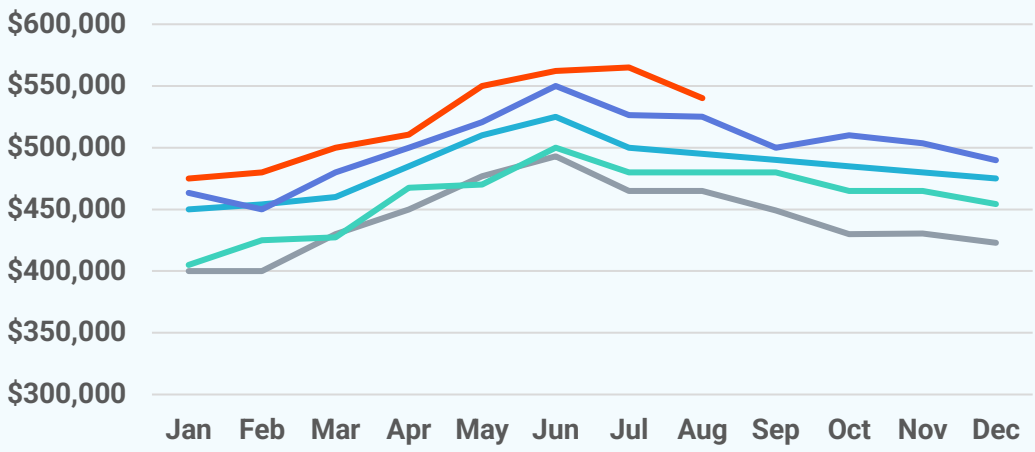
Median Sold Price

2026 2025 2024 2023 2022

$540,000
August 2026

+2.9%
Aug '26 vs. Aug '25
(Aug '25: $525,000)

-4.4%
Aug '26 vs. Jul '26
(Jul '26: $565,000)



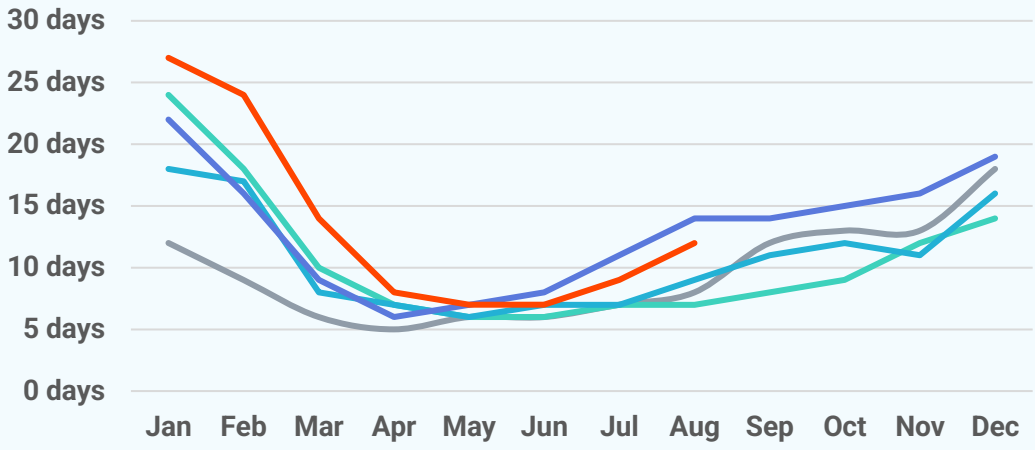
Median Days on Market

2026 2025 2024 2023 2022

12 days
August 2026

-2 days
Aug '26 vs. Aug '25
(Aug '25: 14 days)

+3 days
Aug '26 vs. Jul '26
(Jul '26: 9 days)



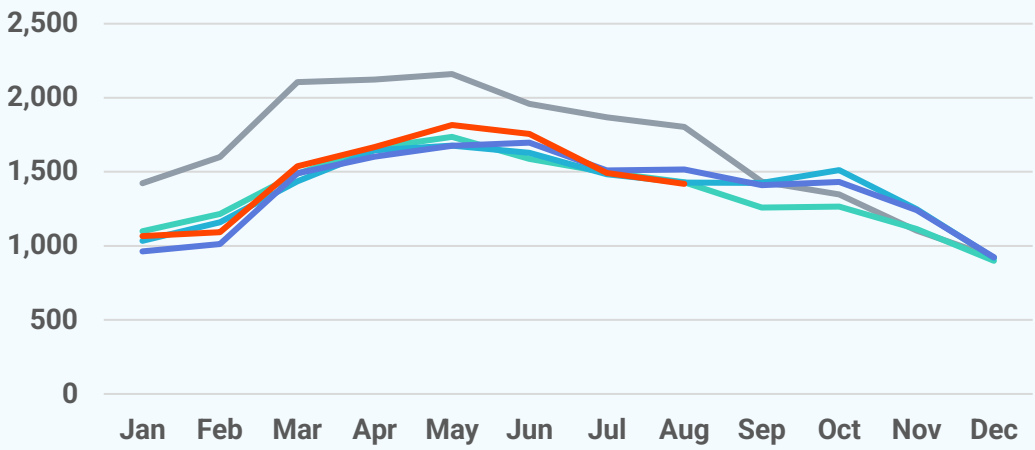
New Pending Sales

2026 2025 2024 2023 2022

1,419
August 2026

-6.3%
Aug '26 vs. Aug '25
(Aug '25: 1,515)

-5.0%
Aug '26 vs. Jul '26
(Jul '26: 1,493)



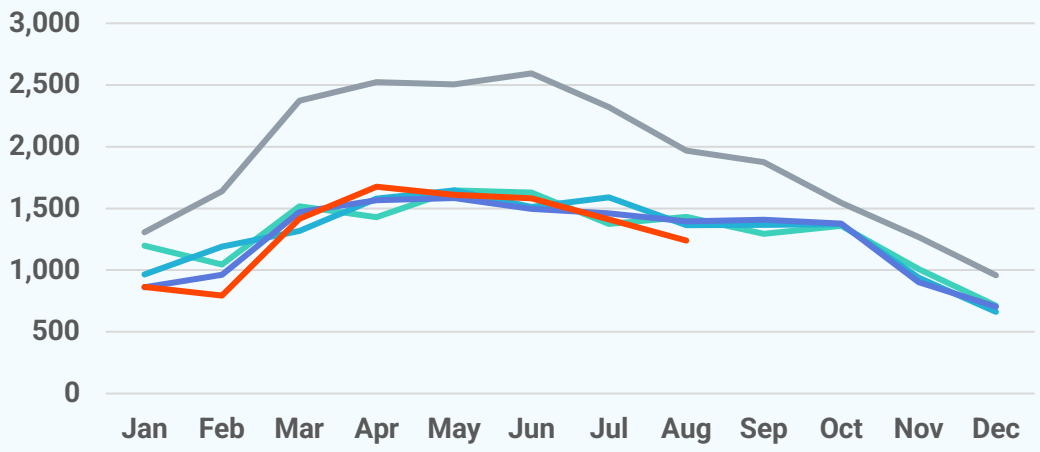
New Listings

2026 2025 2024 2023 2022

1,239
August 2026

-11.1%
Aug '26 vs. Aug '25
(Aug '25: 1,394)

-12.2%
Aug '26 vs. Jul '26
(Jul '26: 1,411)



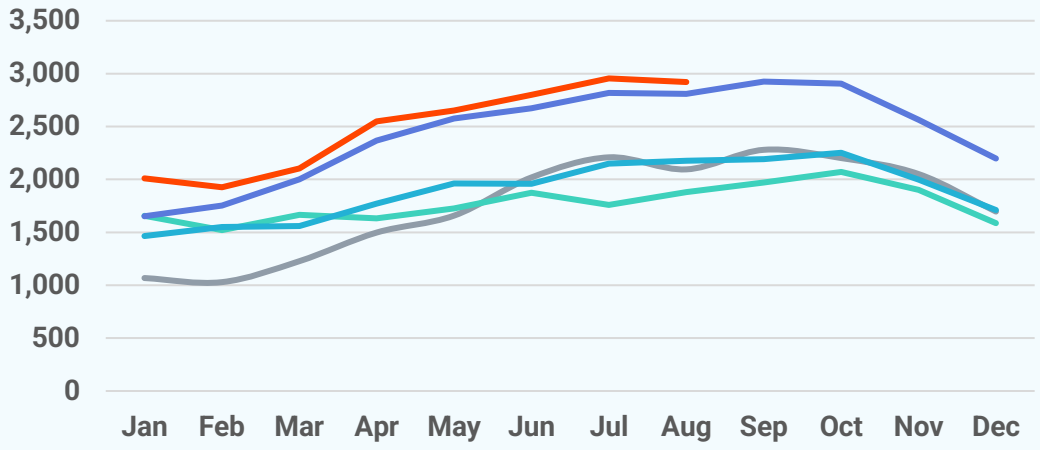
Active Listings

2026 2025 2024 2023 2022

2,922
August 2026

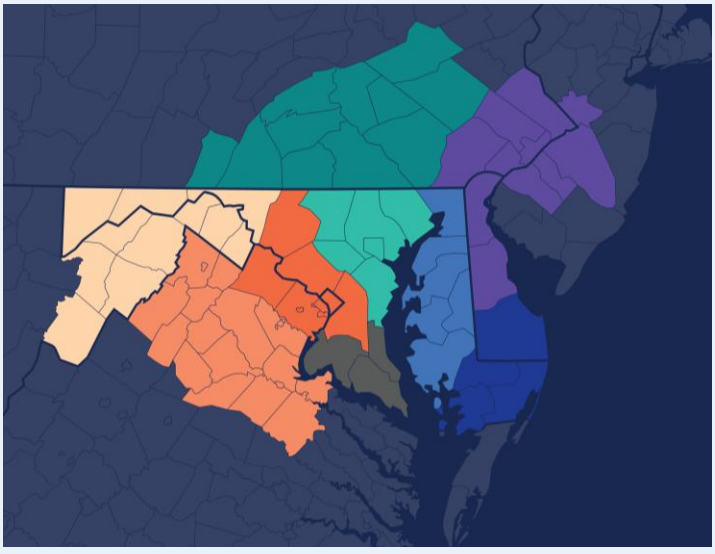
+4.0%
Aug '26 vs. Aug '25
(Aug '25: 2,810)

-1.1%
Aug '26 vs. Jul '26
(Jul '26: 2,955)



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**.



Baltimore Metro

August 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 4, 2026

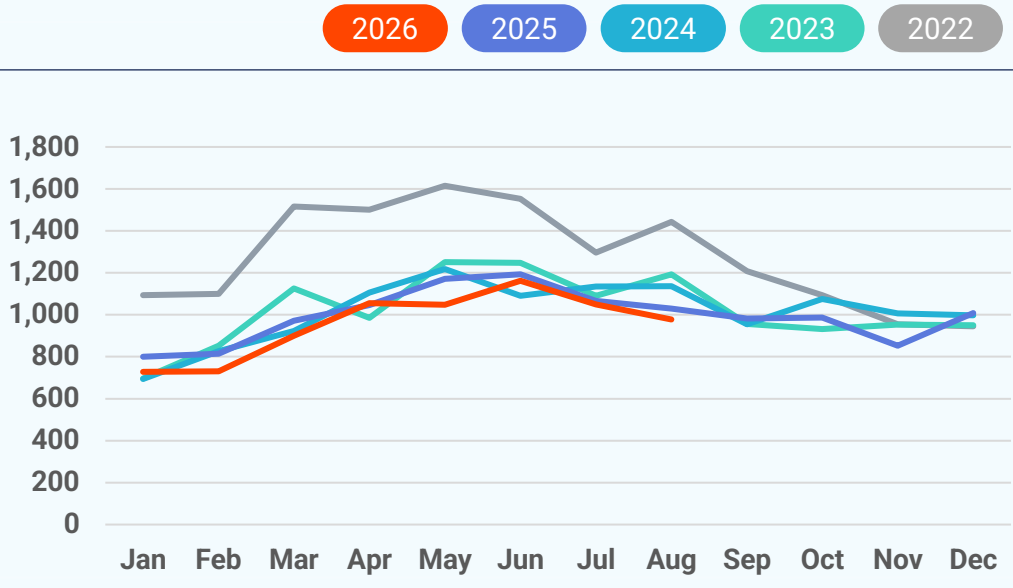
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	978	1,029	-5.0%
Median Sold Price	$324,900	$320,000	+1.5%
Median Days on Market	20 days	13 days	+7 days
New Pending Sales	1,039	1,056	-1.6%
New Listings	1,207	1,295	-6.8%
Active Listings	3,325	2,686	+23.8%
Months of Supply	3.31	2.54	+0.77 mos.

Closed Sales

978
August 2026

-5.0%
Aug '26 vs. Aug '25
(Aug '25: 1,029)

-6.8%
Aug '26 vs. Jul '26
(Jul '26: 1,049)



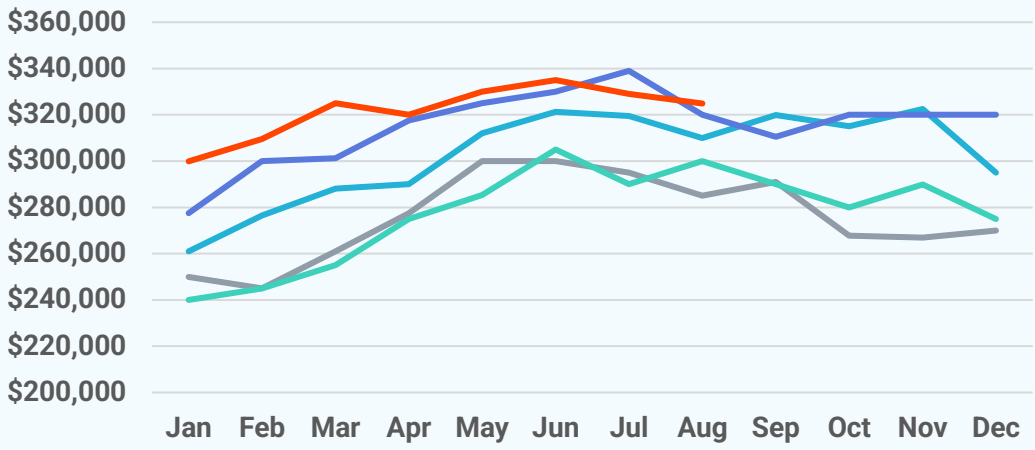
Median Sold Price

2026 2025 2024 2023 2022

$324,900
August 2026

+1.5%
Aug '26 vs. Aug '25
(Aug '25: $320,000)

-1.2%
Aug '26 vs. Jul '26
(Jul '26: $329,000)



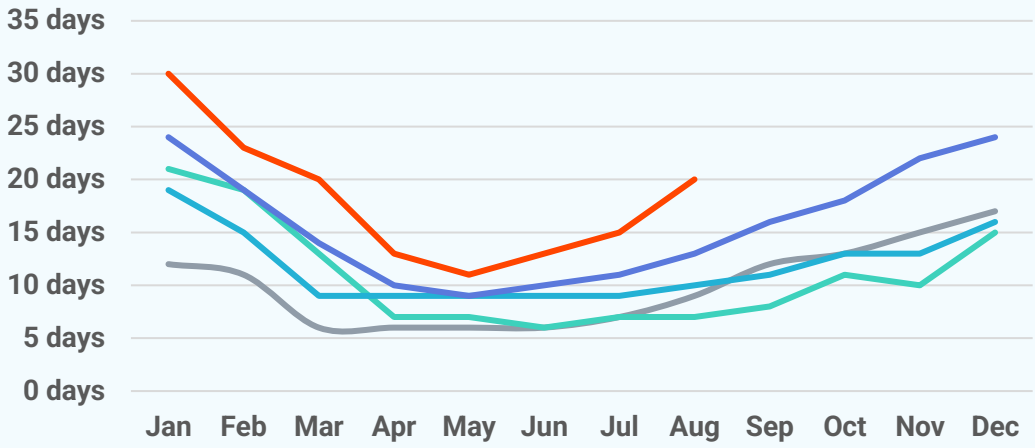
Median Days on Market

2026 2025 2024 2023 2022

20 days
August 2026

+7 days
Aug '26 vs. Aug '25
(Aug '25: 13 days)

+5 days
Aug '26 vs. Jul '26
(Jul '26: 15 days)



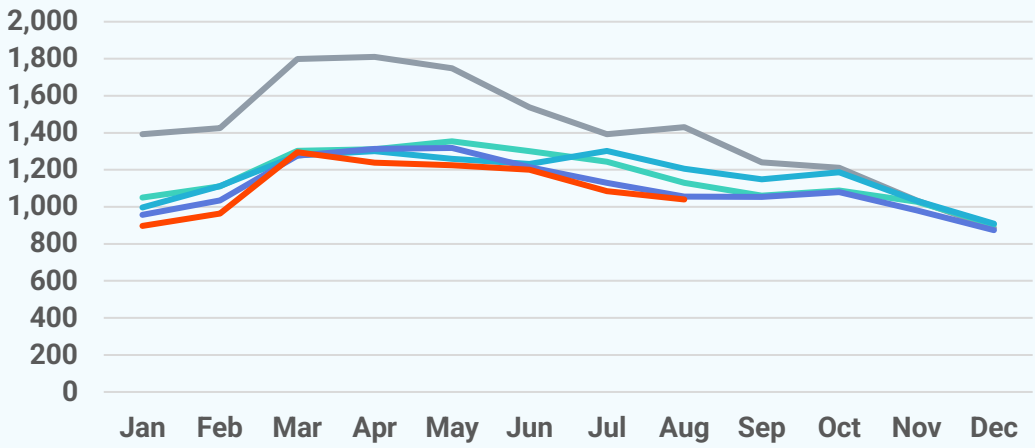
New Pending Sales

2026 2025 2024 2023 2022

1,039
August 2026

-1.6%
Aug '26 vs. Aug '25
(Aug '25: 1,056)

-4.2%
Aug '26 vs. Jul '26
(Jul '26: 1,085)



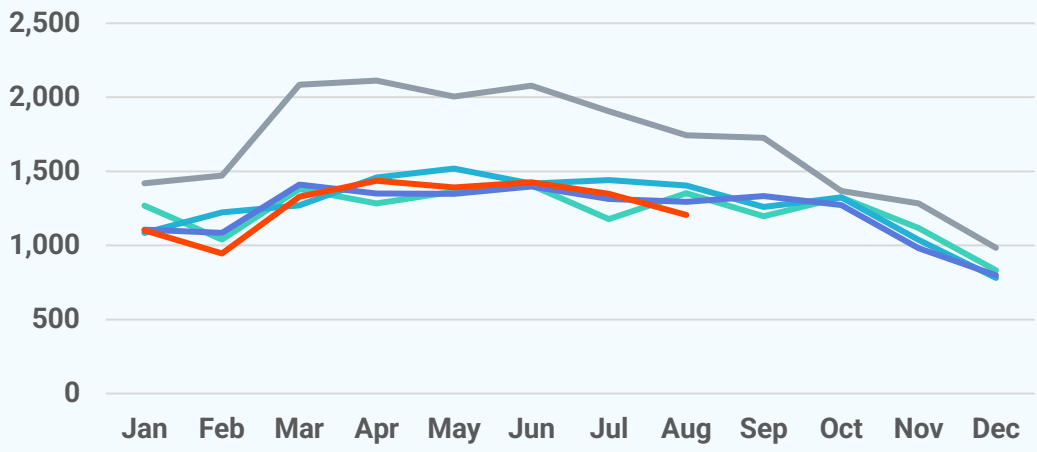
New Listings

2026 2025 2024 2023 2022

1,207
August 2026

-6.8%
Aug '26 vs. Aug '25
(Aug '25: 1,295)

-10.5%
Aug '26 vs. Jul '26
(Jul '26: 1,349)



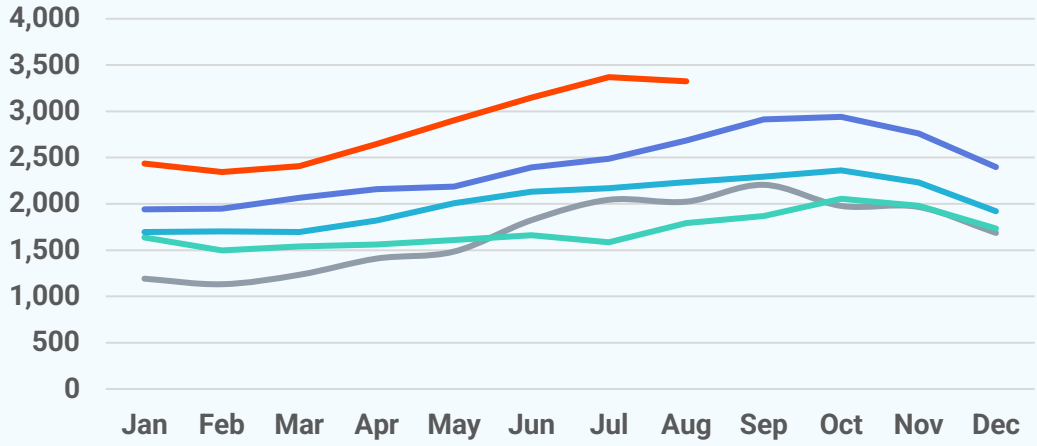
Active Listings

2026 2025 2024 2023 2022

3,325
August 2026

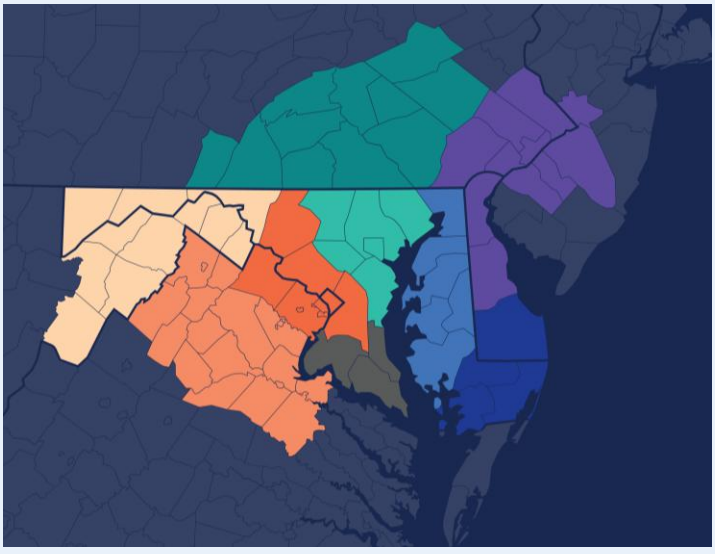
+23.8%
Aug '26 vs. Aug '25
(Aug '25: 2,686)

-1.3%
Aug '26 vs. Jul '26
(Jul '26: 3,369)



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**.



Baltimore Metro

August 2026 Condos Report

Prepared by Bright Research

Data as of September 4, 2026

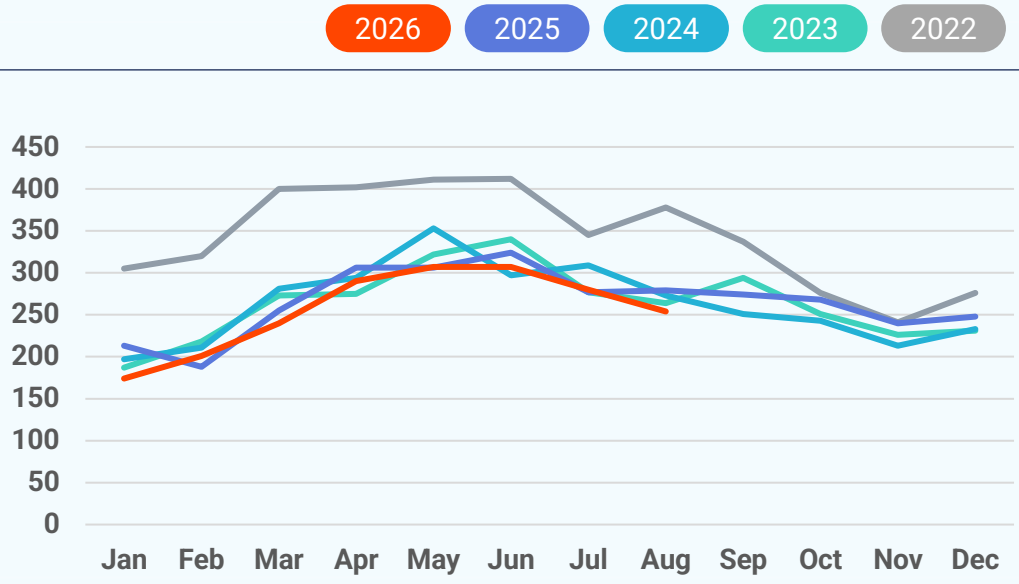
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	254	279	-9.0%
Median Sold Price	$299,900	$300,000	-0.0%
Median Days on Market	22 days	23 days	-1 day
New Pending Sales	271	300	-9.7%
New Listings	295	308	-4.2%
Active Listings	876	713	+22.9%
Months of Supply	3.32	2.65	+0.67 mos.

Closed Sales

254
August 2026

-9.0%
Aug '26 vs. Aug '25
(Aug '25: 279)

-9.3%
Aug '26 vs. Jul '26
(Jul '26: 280)



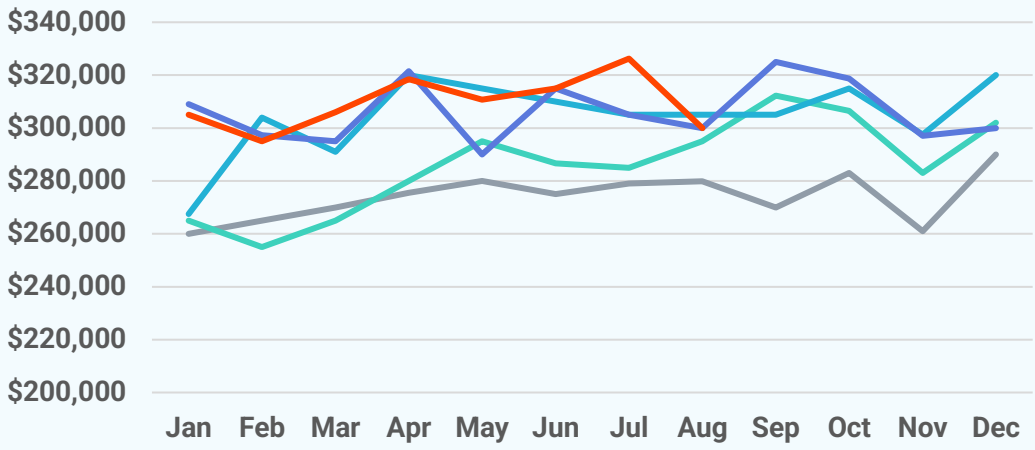
Median Sold Price

2026 2025 2024 2023 2022

$299,900
August 2026

-0.0%
Aug '26 vs. Aug '25
(Aug '25: $300,000)

-8.1%
Aug '26 vs. Jul '26
(Jul '26: $326,250)



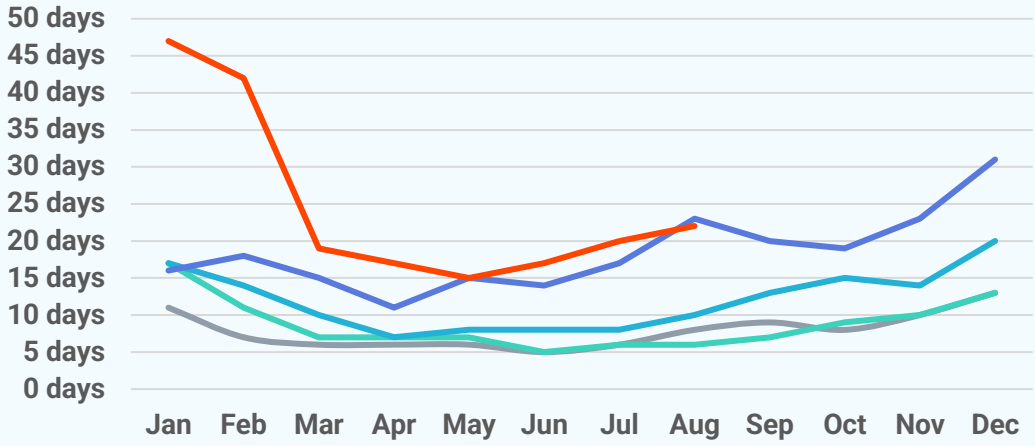
Median Days on Market

2026 2025 2024 2023 2022

22 days
August 2026

-1 day
Aug '26 vs. Aug '25
(Aug '25: 23 days)

+2 days
Aug '26 vs. Jul '26
(Jul '26: 20 days)



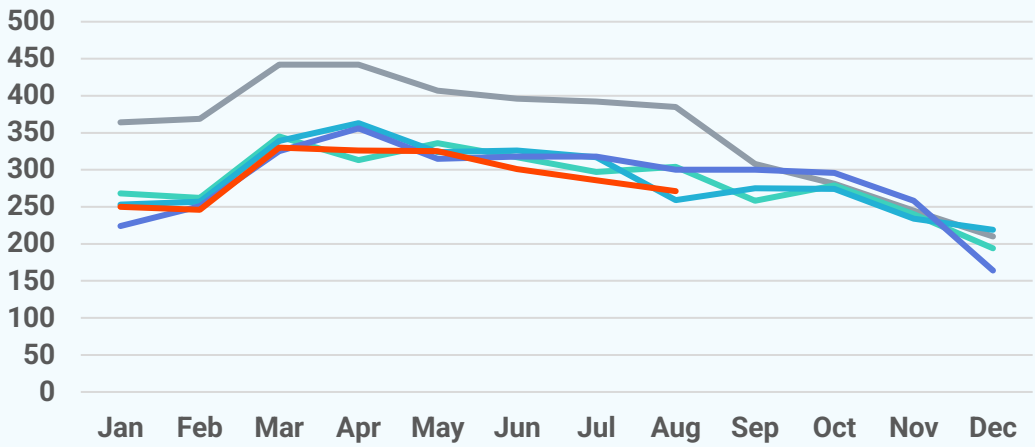
New Pending Sales

2026 2025 2024 2023 2022

271
August 2026

-9.7%
Aug '26 vs. Aug '25
(Aug '25: 300)

-5.2%
Aug '26 vs. Jul '26
(Jul '26: 286)



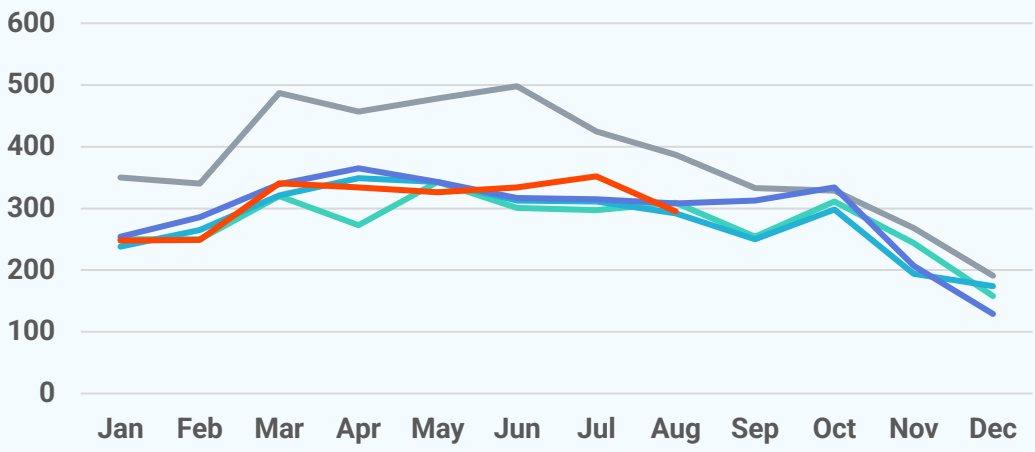
New Listings

2026 2025 2024 2023 2022

295
August 2026

-4.2%
Aug '26 vs. Aug '25
(Aug '25: 308)

-16.2%
Aug '26 vs. Jul '26
(Jul '26: 352)



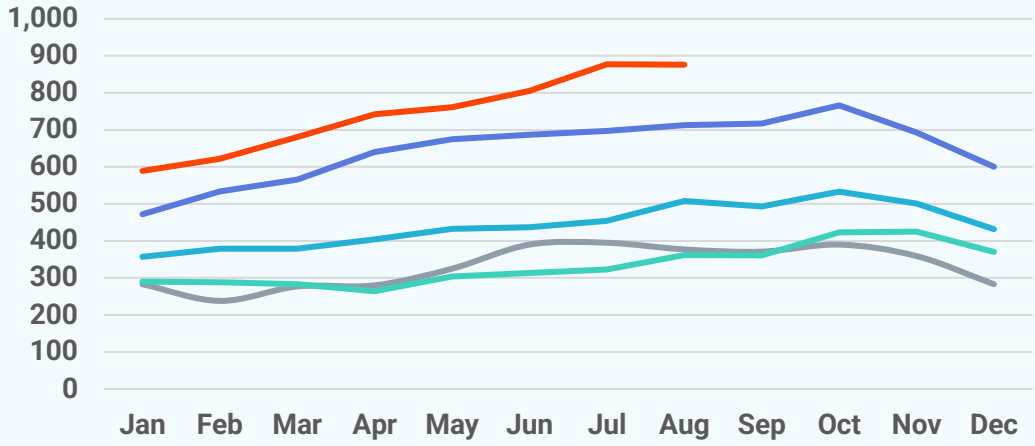
Active Listings

2026 2025 2024 2023 2022

876
August 2026

+22.9%
Aug '26 vs. Aug '25
(Aug '25: 713)

-0.1%
Aug '26 vs. Jul '26
(Jul '26: 877)



About Bright MLS

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