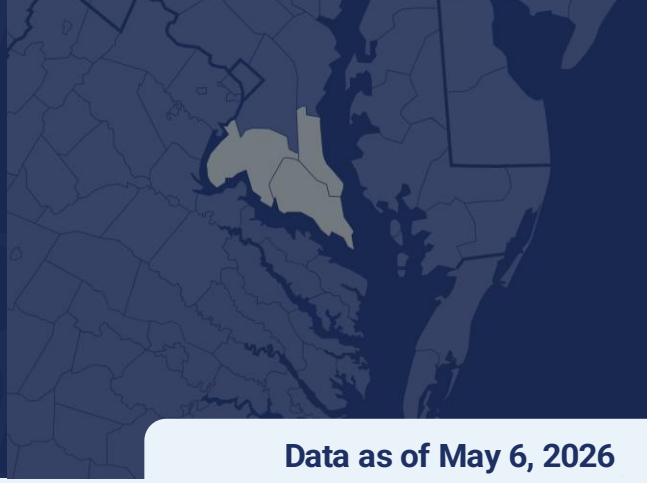
Southern Maryland

April 2026 Housing Market Report

Prepared by Bright Research



Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	426	369	+15.4%	1,415	1,360	+4.0%
Median Sold Price	$463,295	$427,450	+8.4%	$443,000	$430,490	+2.9%
Median Days on Market	19 days	12 days	+7 days	29 days	20 days	+9 days
New Pending Sales	551	501	+10.0%	1,796	1,637	+9.7%
New Listings	637	570	+11.8%	2,249	2,105	+6.8%
Active Listings	1,000	901	+11.0%	1,000	901	+11.0%
Months of Supply	2.44	2.21	+0.23 mos.	2.44	2.21	+0.23 mos.
Showings	8,637	8,668	-0.4%	30,030	28,216	+6.4%

Housing Market Trends

Strong April activity in Southern Maryland. Buyers and sellers were active in April with new listings, new pending sales, and closed sales increasing year-over-year. Buyer turnout has been strong, with new pending sales up 21.8% in March and 10.0% higher year-over-year in April 2026.

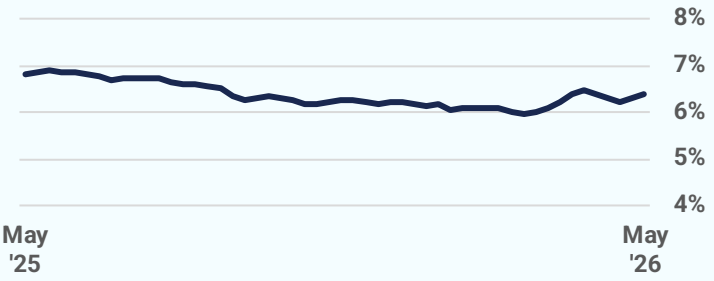
Closed sales increased 15.4% in April and both detached single-family homes and townhomes improved compared to last year. Sales in April 2026 were the best in the past four years, and townhome sales were similar to other April's back through 2019.

Southern Maryland buyers have opportunities and sellers continue to list. New listings jumped 11.8% in April after sellers pulled back in March. There were 1,000 active listings at the end of the month. However, showing activity lagged despite the increase in supply and fresh listings coming online.

Market Outlook

The housing market continues to churn in Southern Maryland. Both buyers and sellers have been more active in 2026 compared to 2025 and the market is finding more balance. Homes are taking longer to sell, particularly in Charles County where homes are typically on the market about a month. The spring market is promising but mortgage rate volatility and economic uncertainty remain headwinds.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

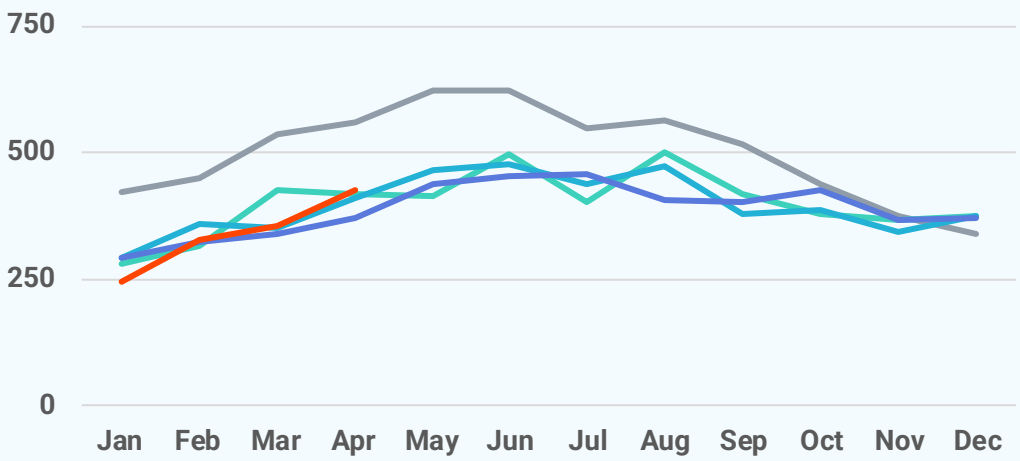
Closed Sales

2026 2025 2024 2023 2022

426
April 2026

+15.4%
Apr '26 vs. Apr '25
(Apr '25: 369)

+19.7%
Apr '26 vs. Mar '26
(Mar '26: 356)



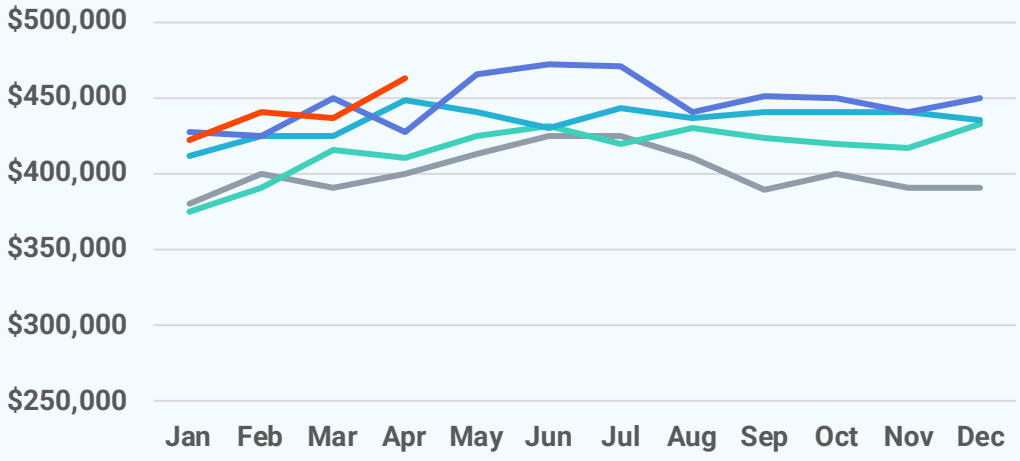
Median Sold Price

2026 2025 2024 2023 2022

$463,295
April 2026

+8.4%
Apr '26 vs. Apr '25
(Apr '25: $427,450)

+6.3%
Apr '26 vs. Mar '26
(Mar '26: $436,000)



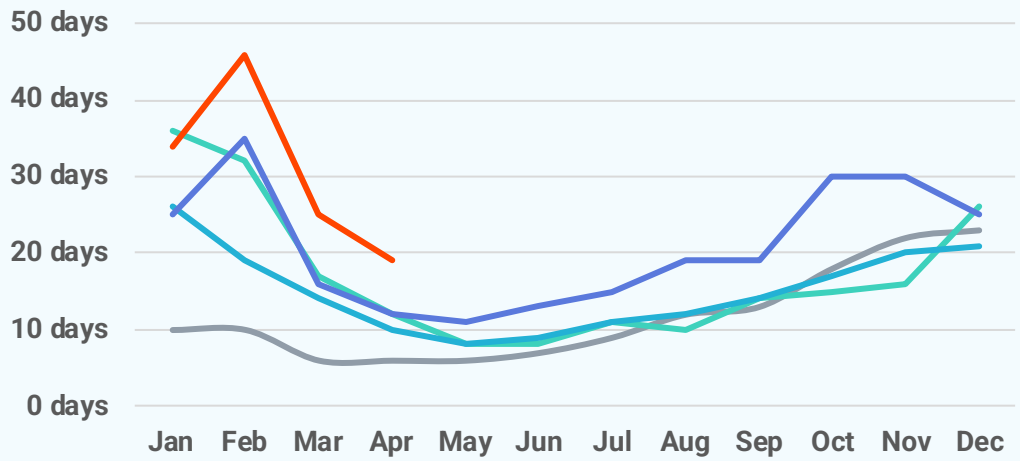
Median Days on Market

2026 2025 2024 2023 2022

19 days
April 2026

+7 days
Apr '26 vs. Apr '25
(Apr '25: 12 days)

-6 days
Apr '26 vs. Mar '26
(Mar '26: 25 days)



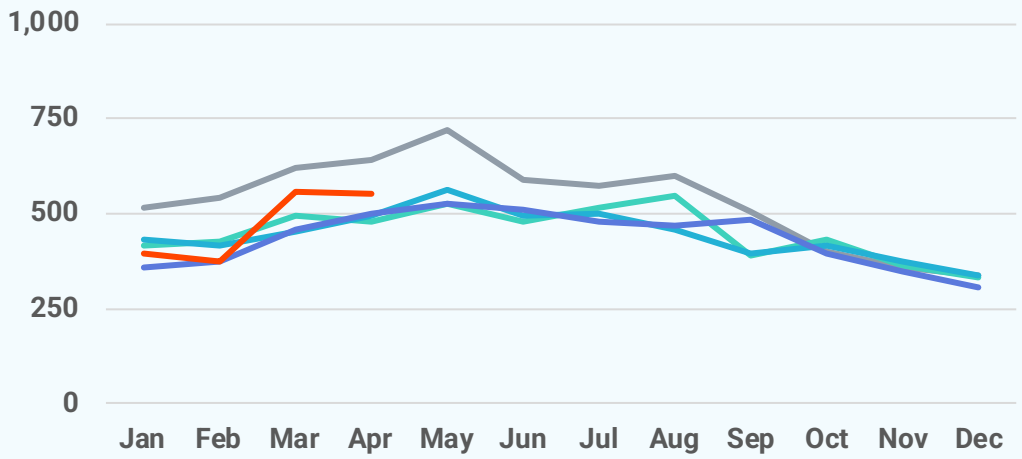
New Pending Sales

2026 2025 2024 2023 2022

551
April 2026

+10.0%
Apr '26 vs. Apr '25
(Apr '25: 501)

-1.4%
Apr '26 vs. Mar '26
(Mar '26: 559)



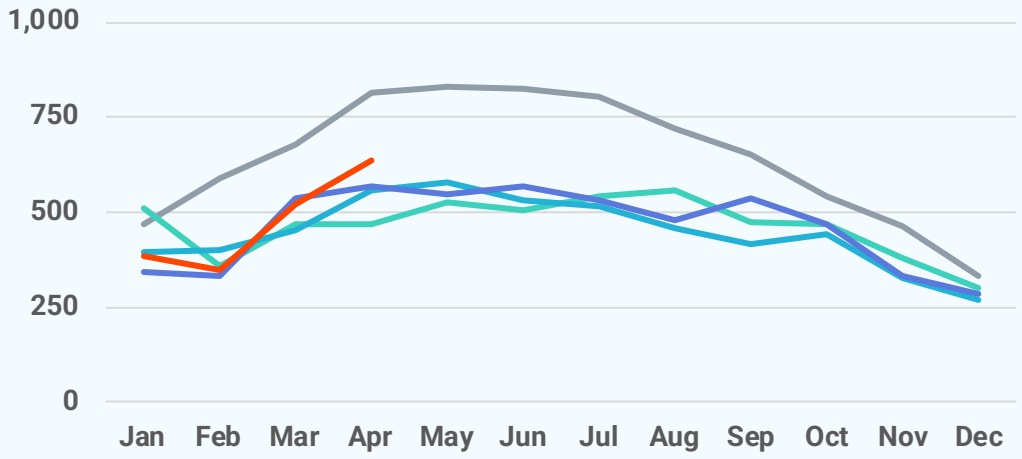
New Listings

2026 2025 2024 2023 2022

637
April 2026

+11.8%
Apr '26 vs. Apr '25
(Apr '25: 570)

+22.0%
Apr '26 vs. Mar '26
(Mar '26: 522)



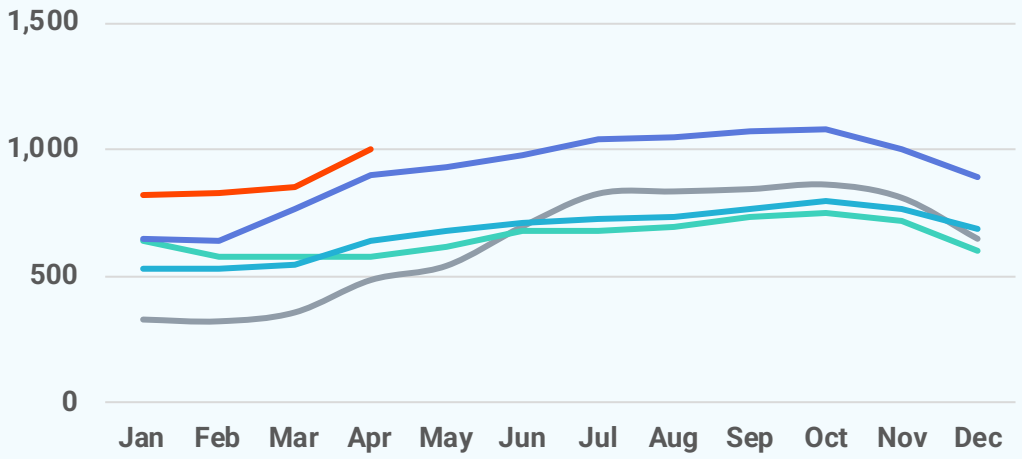
Active Listings

2026 2025 2024 2023 2022

1,000
April 2026

+11.0%
Apr '26 vs. Apr '25
(Apr '25: 901)

+17.0%
Apr '26 vs. Mar '26
(Mar '26: 855)



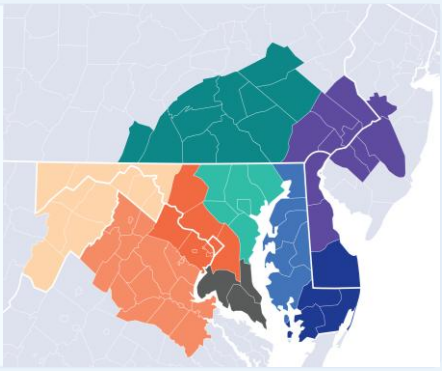
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Southern MD	426	+15.4%	$463,295	+8.4%	19 days	+7 days
Calvert County, MD	109	+28.2%	$540,000	+31.4%	14 days	+6 days
Charles County, MD	213	+17.7%	$456,650	+3.8%	34 days	+20 days
Saint Mary's County, MD	104	+1.0%	$435,000	+6.1%	11 days	+2 days

Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Southern MD	551	+10.0%	637	+11.8%	8,637	-0.4%
Calvert County, MD	151	+14.4%	165	+5.1%	2,300	-3.9%
Charles County, MD	262	+8.3%	308	+11.6%	4,319	-0.6%
Saint Mary's County, MD	138	+8.7%	164	+19.7%	2,018	+4.7%

Local Markets	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Southern MD	1,000	+11.0%	2.44	+0.23 months
Calvert County, MD	239	+18.9%	2.44	+0.39 months
Charles County, MD	535	+10.1%	2.66	+0.22 months
Saint Mary's County, MD	226	+5.6%	2.05	+0.09 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro Area
- Central Pennsylvania
- Baltimore Metro Area
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro Area
- 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:

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- christy.reap@brightmls.com

Southern Maryland

April 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2026

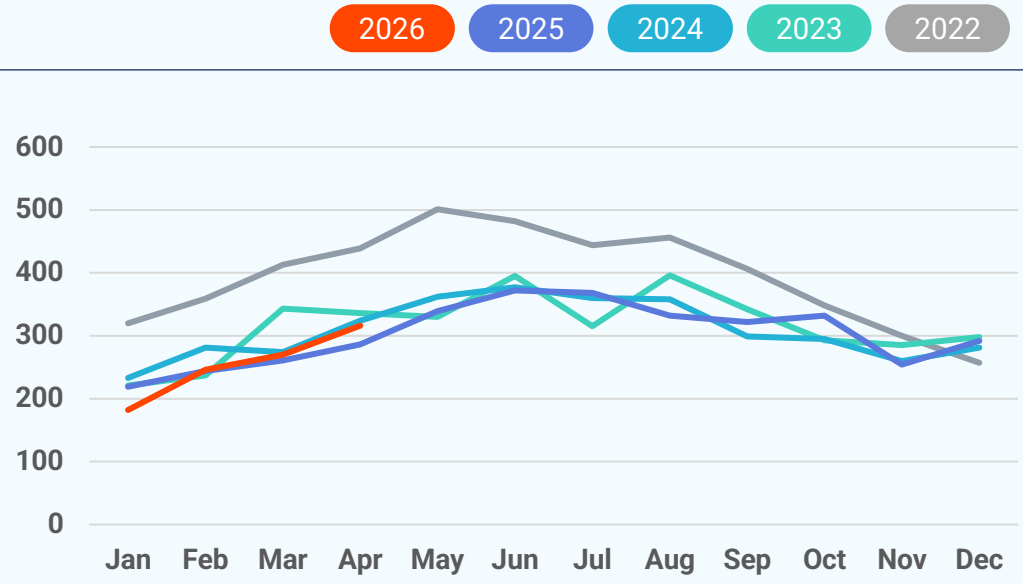
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	316	286	+10.5%
Median Sold Price	$515,000	$469,990	+9.6%
Median Days on Market	16 days	11 days	+5 days
New Pending Sales	428	391	+9.5%
New Listings	499	433	+15.2%
Active Listings	794	713	+11.4%
Months of Supply	2.53	2.29	+0.24 mos.

Closed Sales

316
April 2026

+10.5%
Apr '26 vs. Apr '25
(Apr '25: 286)

+17.0%
Apr '26 vs. Mar '26
(Mar '26: 270)



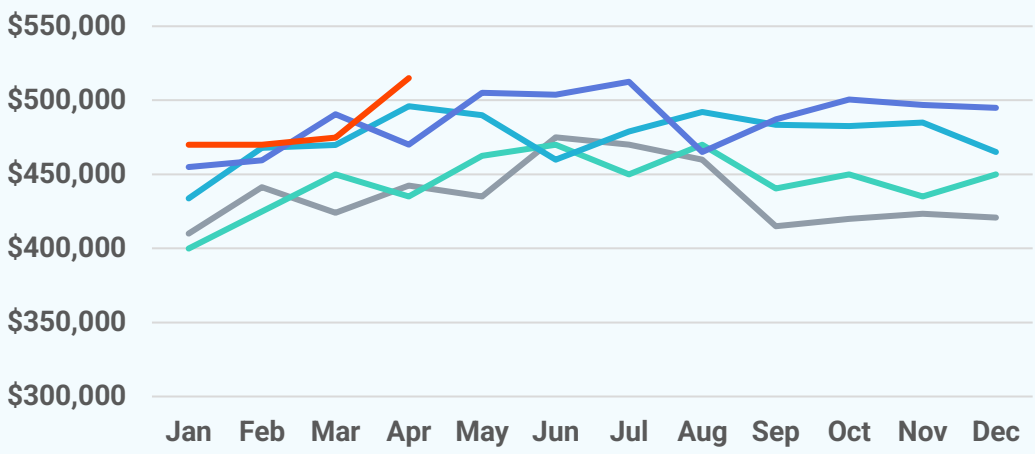
Median Sold Price

2026 2025 2024 2023 2022

$515,000
April 2026

+9.6%
Apr '26 vs. Apr '25
(Apr '25: $469,990)

+8.4%
Apr '26 vs. Mar '26
(Mar '26: $474,888)



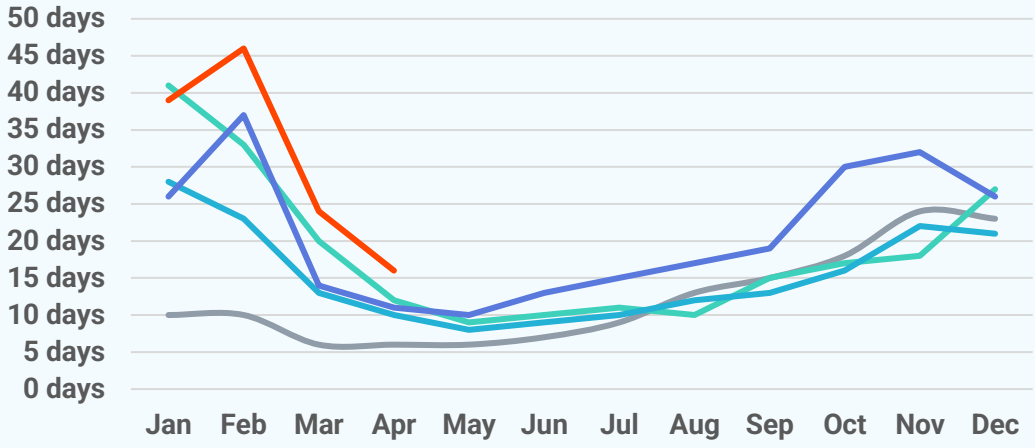
Median Days on Market

2026 2025 2024 2023 2022

16 days
April 2026

+5 days
Apr '26 vs. Apr '25
(Apr '25: 11 days)

-8 days
Apr '26 vs. Mar '26
(Mar '26: 24 days)



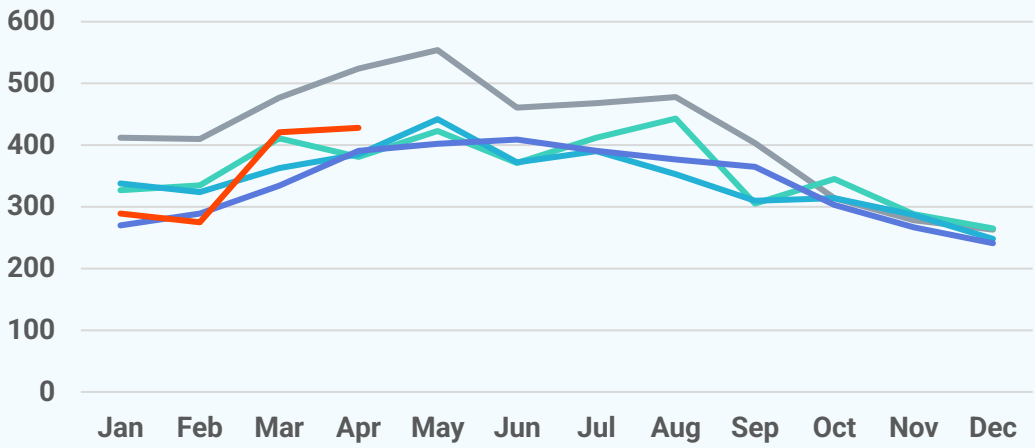
New Pending Sales

2026 2025 2024 2023 2022

428
April 2026

+9.5%
Apr '26 vs. Apr '25
(Apr '25: 391)

+1.7%
Apr '26 vs. Mar '26
(Mar '26: 421)



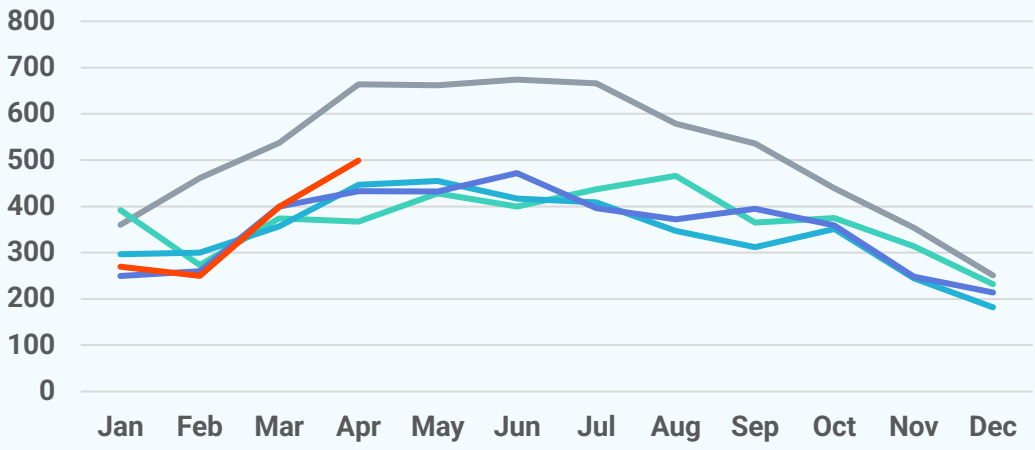
New Listings

2026 2025 2024 2023 2022

499
April 2026

+15.2%
Apr '26 vs. Apr '25
(Apr '25: 433)

+25.1%
Apr '26 vs. Mar '26
(Mar '26: 399)



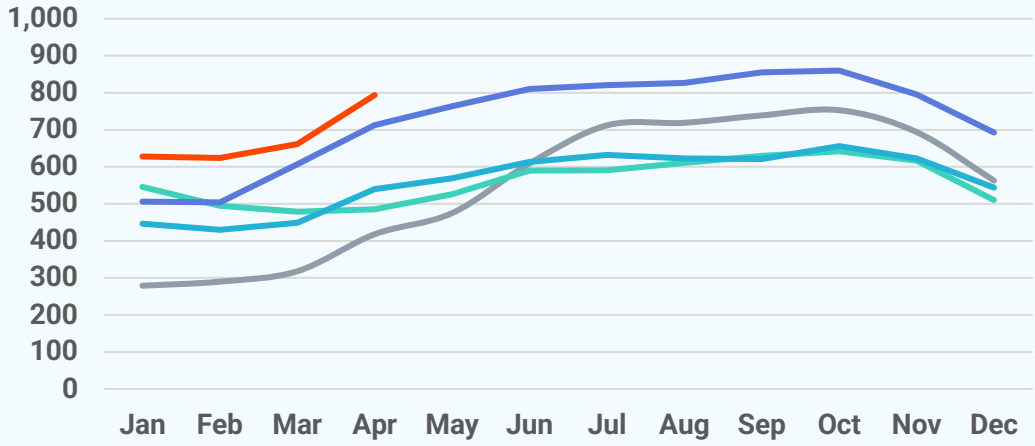
Active Listings

2026 2025 2024 2023 2022

794
April 2026

+11.4%
Apr '26 vs. Apr '25
(Apr '25: 713)

+19.9%
Apr '26 vs. Mar '26
(Mar '26: 662)



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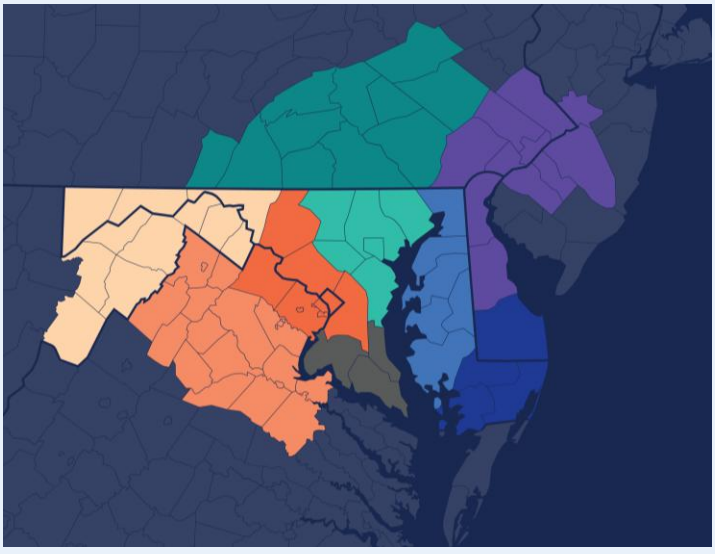


Southern Maryland

April 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2026

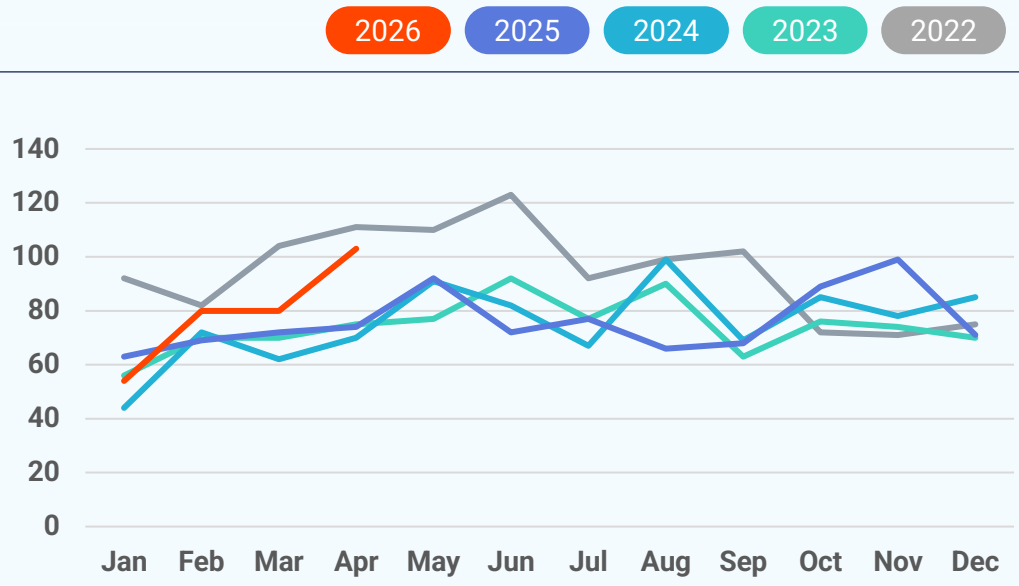
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	103	74	+39.2%
Median Sold Price	$380,000	$376,000	+1.1%
Median Days on Market	33 days	17 days	+16 days
New Pending Sales	111	100	+11.0%
New Listings	128	123	+4.1%
Active Listings	190	159	+19.5%
Months of Supply	2.18	1.89	+0.29 mos.

Closed Sales

103
April 2026

+39.2%
Apr '26 vs. Apr '25
(Apr '25: 74)

+28.8%
Apr '26 vs. Mar '26
(Mar '26: 80)



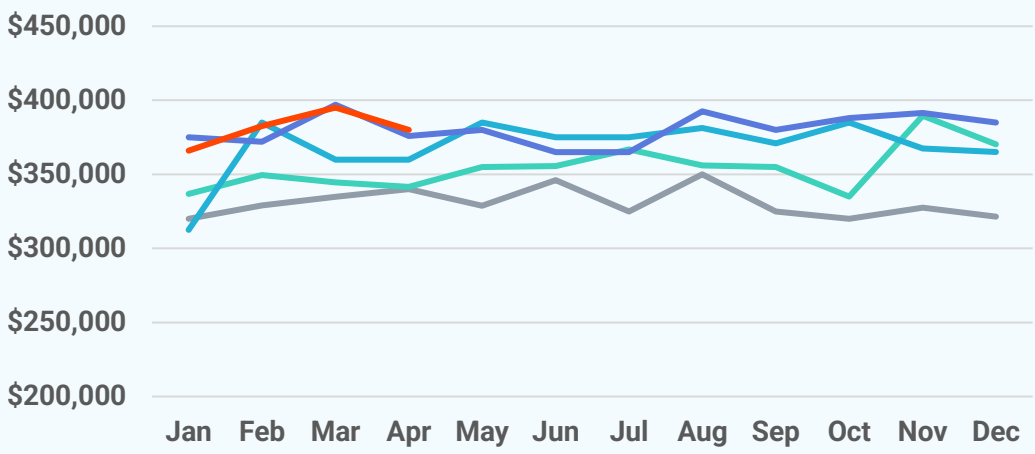
Median Sold Price

2026 2025 2024 2023 2022

$380,000
April 2026

+1.1%
Apr '26 vs. Apr '25
(Apr '25: $376,000)

-3.8%
Apr '26 vs. Mar '26
(Mar '26: $395,102)



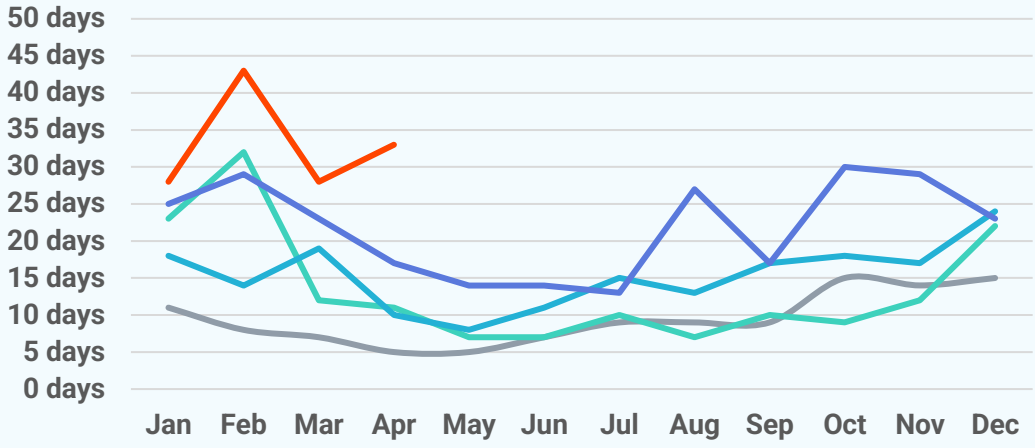
Median Days on Market

2026 2025 2024 2023 2022

33 days
April 2026

+16 days
Apr '26 vs. Apr '25
(Apr '25: 17 days)

+5 days
Apr '26 vs. Mar '26
(Mar '26: 28 days)



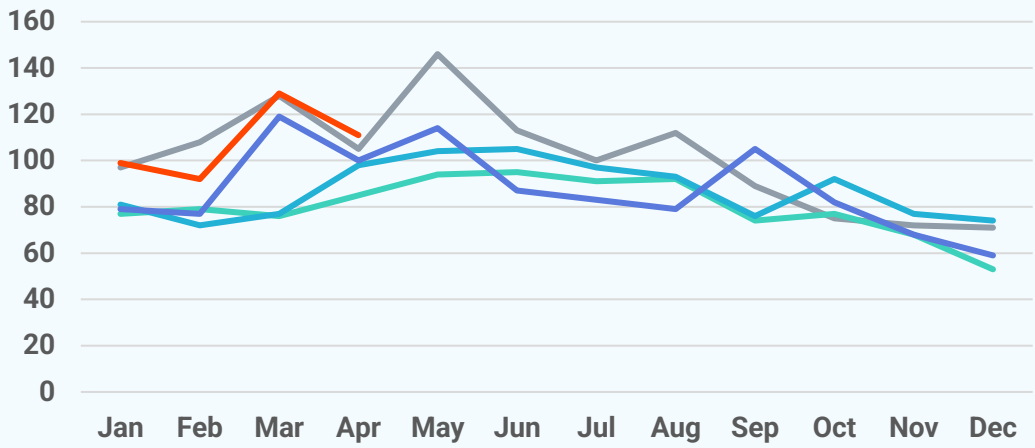
New Pending Sales

2026 2025 2024 2023 2022

111
April 2026

+11.0%
Apr '26 vs. Apr '25
(Apr '25: 100)

-14.0%
Apr '26 vs. Mar '26
(Mar '26: 129)



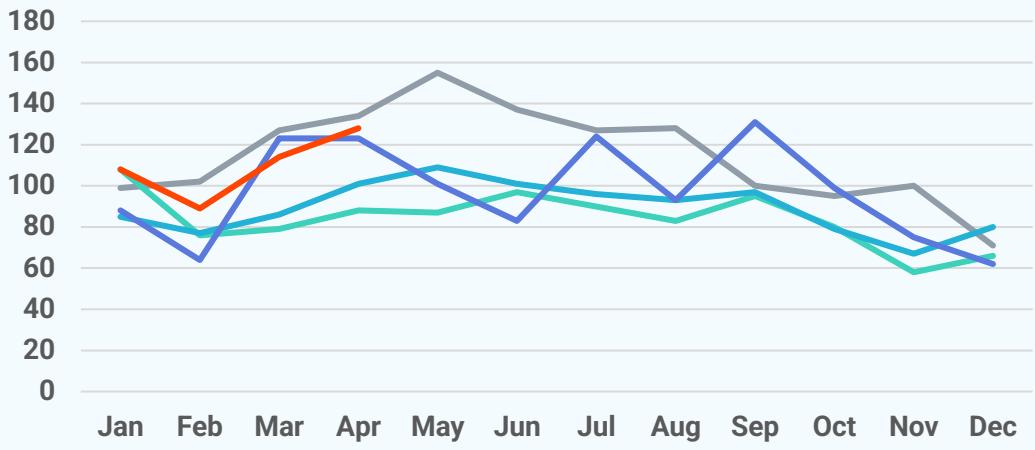
New Listings

2026 2025 2024 2023 2022

128
April 2026

+4.1%
Apr '26 vs. Apr '25
(Apr '25: 123)

+12.3%
Apr '26 vs. Mar '26
(Mar '26: 114)



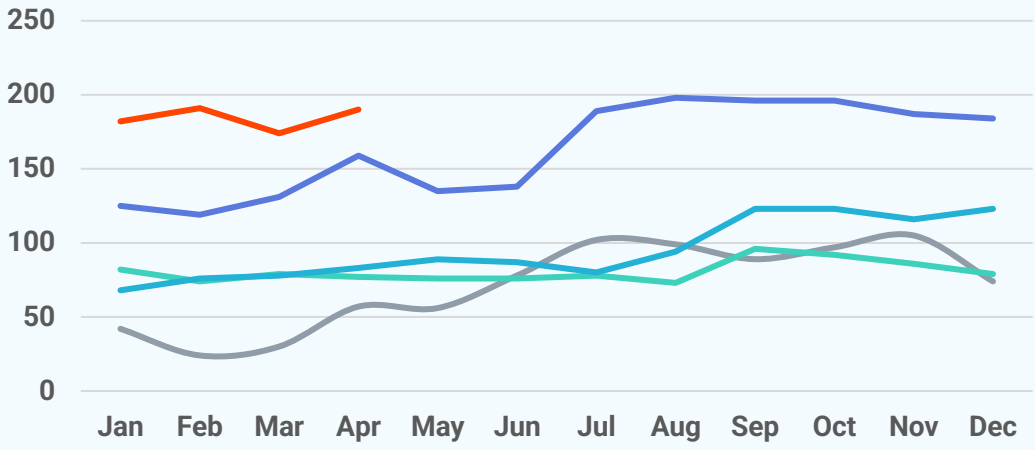
Active Listings

2026 2025 2024 2023 2022

190
April 2026

+19.5%
Apr '26 vs. Apr '25
(Apr '25: 159)

+9.2%
Apr '26 vs. Mar '26
(Mar '26: 174)



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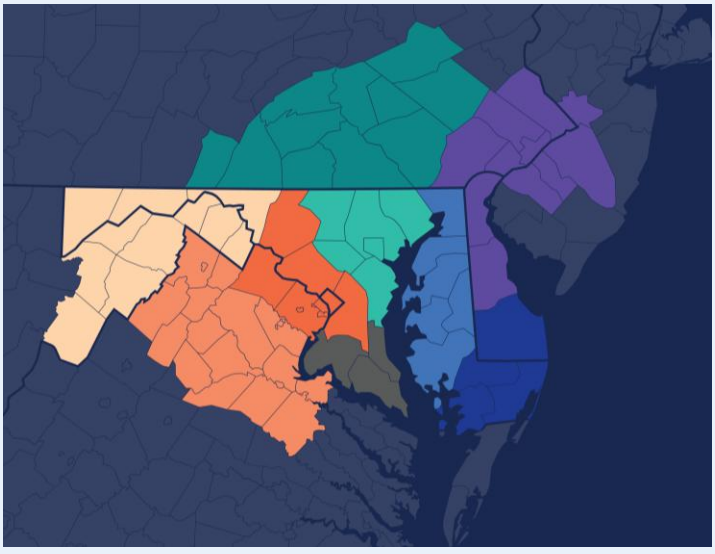


Southern Maryland

April 2026 Condos Report

Prepared by Bright Research

Data as of May 6, 2026

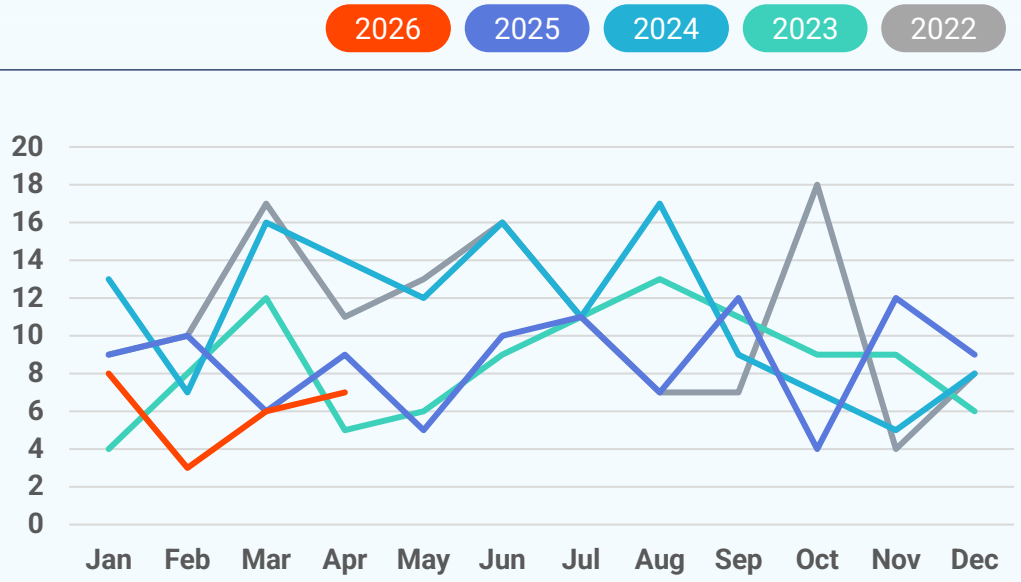
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	7	9	-22.2%
Median Sold Price	$350,000	$295,000	+18.6%
Median Days on Market	54 days	7 days	+47 days
New Pending Sales	12	10	+20.0%
New Listings	10	14	-28.6%
Active Listings	16	29	-44.8%
Months of Supply	2.00	2.90	-0.90 mos.

Closed Sales

7
April 2026

-22.2%
Apr '26 vs. Apr '25
(Apr '25: 9)

+16.7%
Apr '26 vs. Mar '26
(Mar '26: 6)



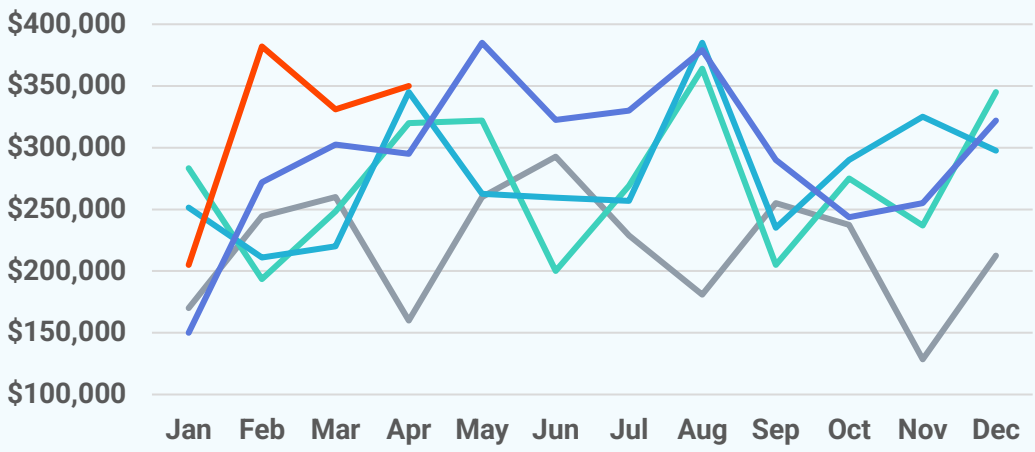
Median Sold Price

2026 2025 2024 2023 2022

$350,000
April 2026

+18.6%
Apr '26 vs. Apr '25
(Apr '25: $295,000)

+5.7%
Apr '26 vs. Mar '26
(Mar '26: $331,000)



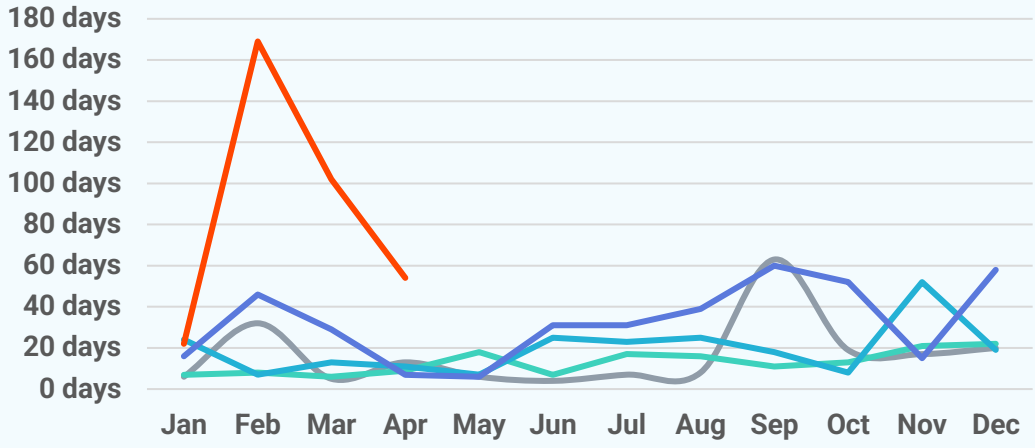
Median Days on Market

2026 2025 2024 2023 2022

54 days
April 2026

+47 days
Apr '26 vs. Apr '25
(Apr '25: 7 days)

-48 days
Apr '26 vs. Mar '26
(Mar '26: 102 days)



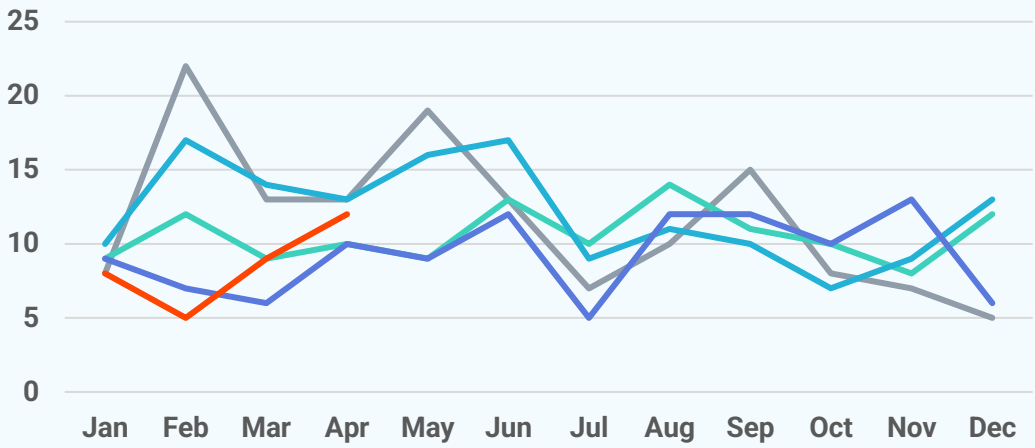
New Pending Sales

2026 2025 2024 2023 2022

12
April 2026

+20.0%
Apr '26 vs. Apr '25
(Apr '25: 10)

+33.3%
Apr '26 vs. Mar '26
(Mar '26: 9)



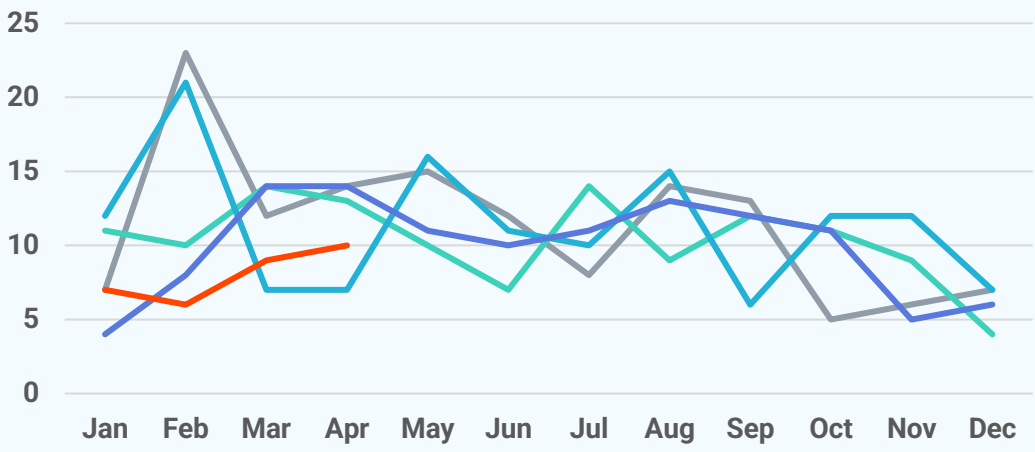
New Listings

2026 2025 2024 2023 2022

10
April 2026

-28.6%
Apr '26 vs. Apr '25
(Apr '25: 14)

+11.1%
Apr '26 vs. Mar '26
(Mar '26: 9)



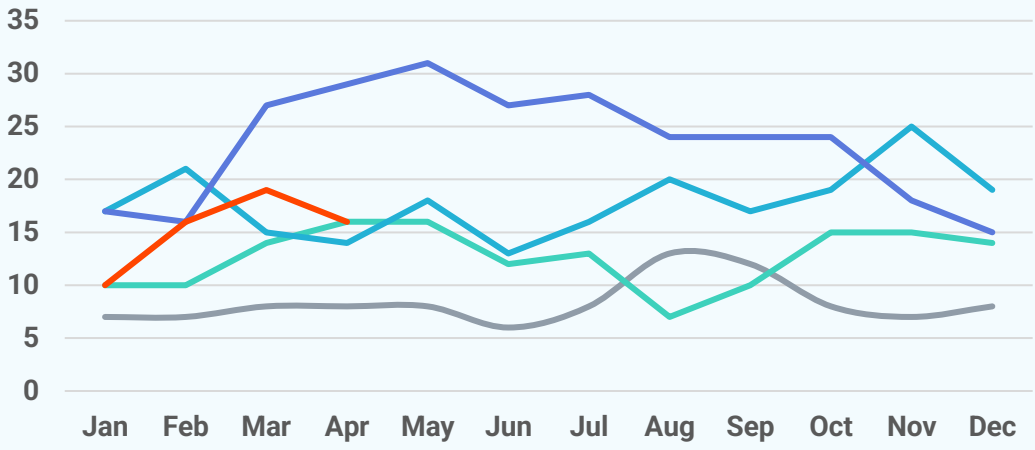
Active Listings

2026 2025 2024 2023 2022

16
April 2026

-44.8%
Apr '26 vs. Apr '25
(Apr '25: 29)

-15.8%
Apr '26 vs. Mar '26
(Mar '26: 19)



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