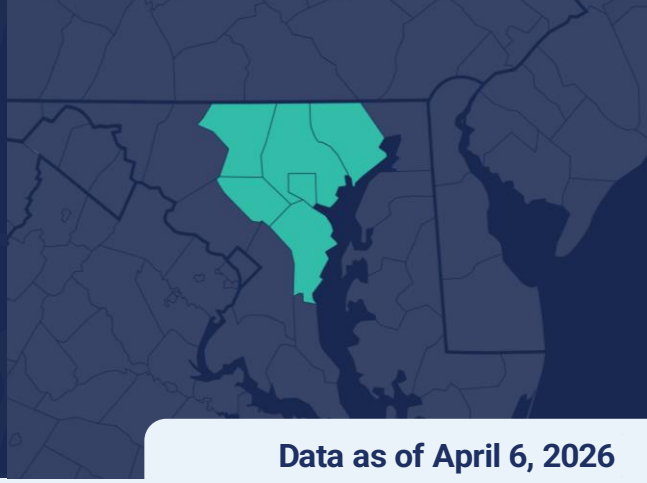
Baltimore Metro

March 2026 Housing Market Report

Prepared by Bright Research



Data as of April 6, 2026

Key Market Statistics	Mar 2026	Mar 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,246	2,254	-0.4%	5,994	6,162	-2.7%
Median Sold Price	$400,000	$379,990	+5.3%	$385,000	$370,000	+4.1%
Median Days on Market	17 days	12 days	+5 days	24 days	17 days	+7 days
New Pending Sales	3,163	3,092	+2.3%	7,467	7,387	+1.1%
New Listings	3,088	3,221	-4.1%	8,636	8,933	-3.3%
Active Listings	5,193	4,634	+12.1%	5,193	4,634	+12.1%
Months of Supply	1.99	1.74	+0.25 mos.	1.99	1.74	+0.25 mos.
Showings	61,209	62,055	-1.4%	150,149	149,001	+0.8%

Housing Market Trends

Prices rising faster than they have in more than a year in the Baltimore Metro Area. The median price in the Baltimore Metro Area was $400,000 in March, a 5.3% year-over-year gain and the fastest pace of home price appreciation since December 2024. Regional price growth was driven primarily by sales in the City of Baltimore where the median price was up 8.7% in March.

There were 3,163 new pending sales across the region in March, a 2.3% increase from a year ago and a 37.3% bump from February. The number of new listings in March was still lower than it was last year, but new listing activity surged 55.3% between February and March.

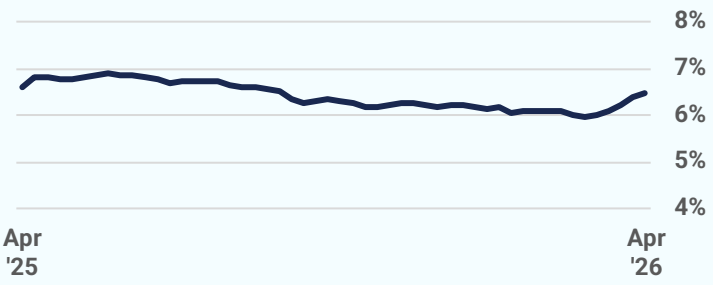
As the market moves more towards balance, homes are remaining on the market longer. The median days on market in March was 17, which was five days slower than a year ago.

Inventory was up 12.1% year-over-year; however, overall active listings are still down 40% compared to 2019 in the Baltimore Metro Area.

Market Outlook

After a slow start to the year, a drop in rates in early March and better weather gave a boost to the Baltimore Metro Area housing market in March. However, there are still headwinds to the spring homebuying season. Consumer confidence remains low and mortgage rates have increased five weeks in a row amidst the on-going conflict with Iran.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

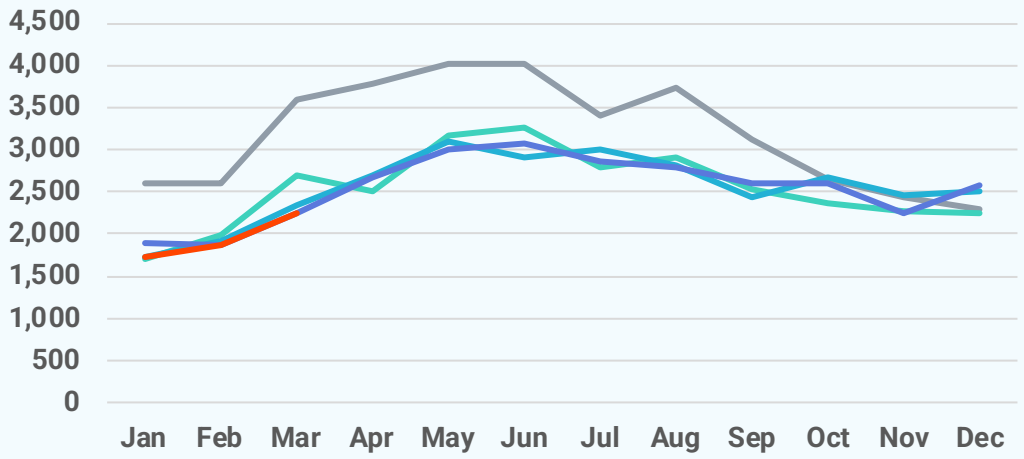
Closed Sales

2026 2025 2024 2023 2022

2,246
March 2026

-0.4%
Mar '26 vs. Mar '25
(Mar '25: 2,254)

+20.4%
Mar '26 vs. Feb '26
(Feb '26: 1,866)



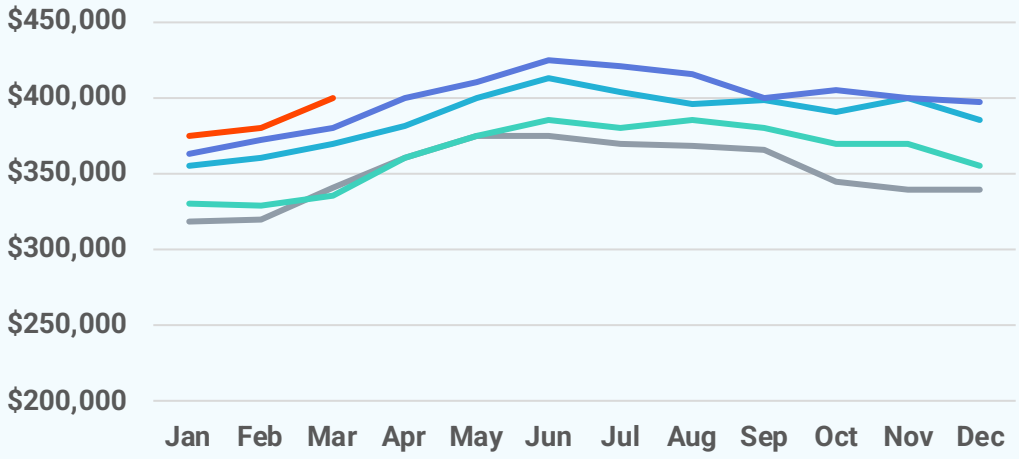
Median Sold Price

2026 2025 2024 2023 2022

$400,000
March 2026

+5.3%
Mar '26 vs. Mar '25
(Mar '25: $379,990)

+5.3%
Mar '26 vs. Feb '26
(Feb '26: $380,000)



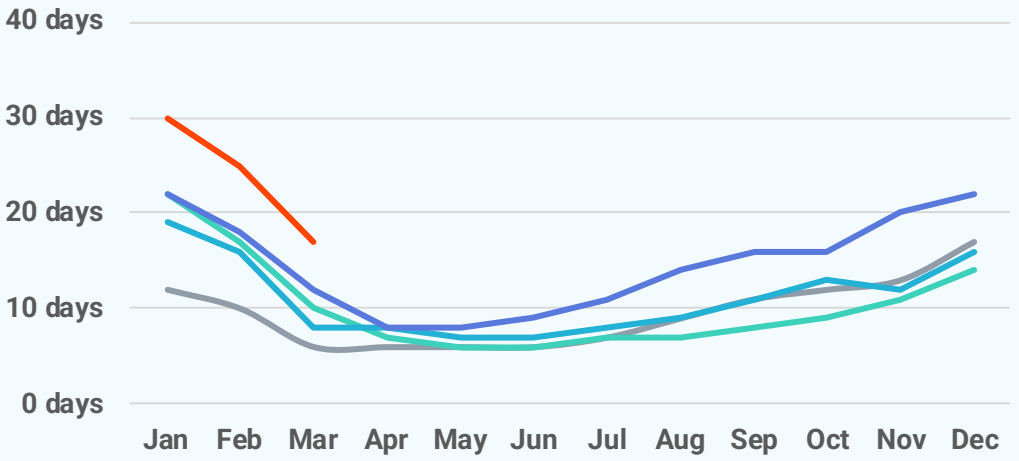
Median Days on Market

2026 2025 2024 2023 2022

17 days
March 2026

+5 days
Mar '26 vs. Mar '25
(Mar '25: 12 days)

-8 days
Mar '26 vs. Feb '26
(Feb '26: 25 days)



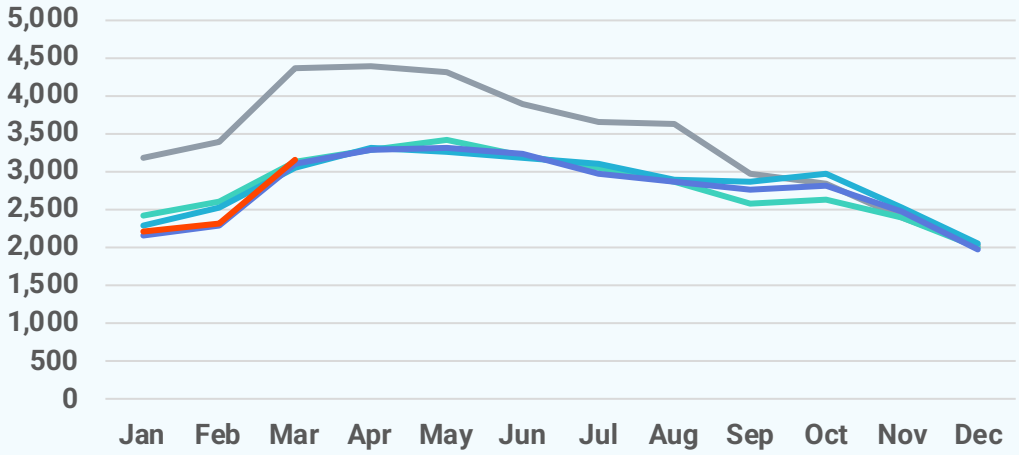
New Pending Sales

2026 2025 2024 2023 2022

3,163
March 2026

+2.3%
Mar '26 vs. Mar '25
(Mar '25: 3,092)

+37.3%
Mar '26 vs. Feb '26
(Feb '26: 2,303)



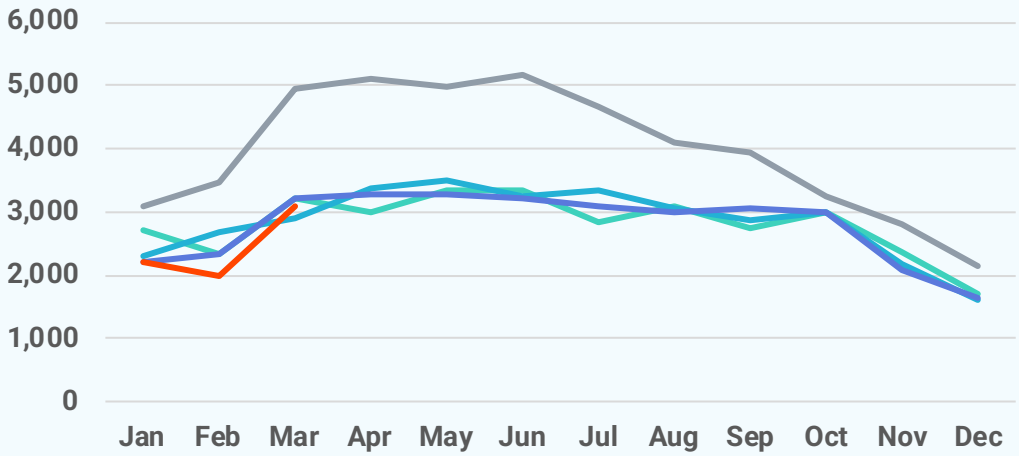
New Listings

2026 2025 2024 2023 2022

3,088
March 2026

-4.1%
Mar '26 vs. Mar '25
(Mar '25: 3,221)

+55.3%
Mar '26 vs. Feb '26
(Feb '26: 1,989)



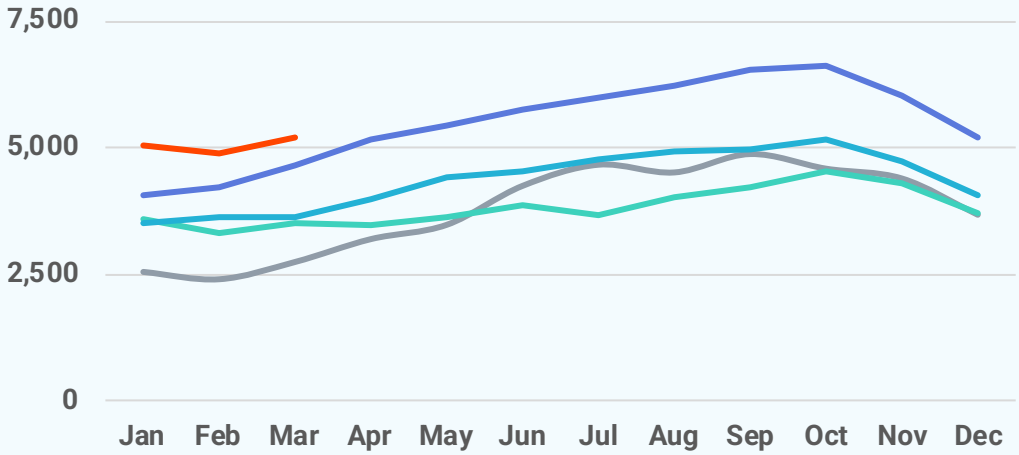
Active Listings

2026 2025 2024 2023 2022

5,193
March 2026

+12.1%
Mar '26 vs. Mar '25
(Mar '25: 4,634)

+6.2%
Mar '26 vs. Feb '26
(Feb '26: 4,892)



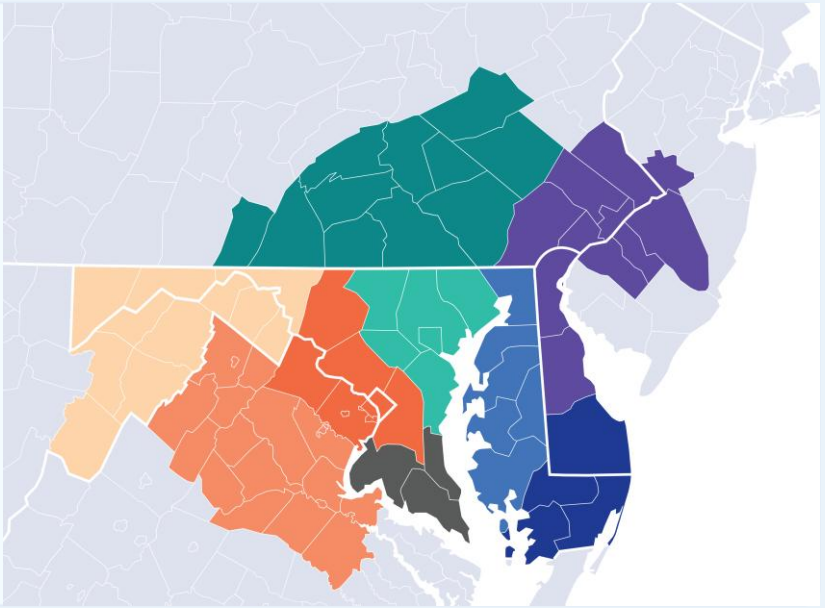
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Baltimore Metro	2,246	-0.4%	$400,000	+5.3%	17 days	+5 days
Anne Arundel County, MD	521	+4.0%	$508,665	+1.5%	16 days	+10 days
Baltimore City, MD	530	-14.1%	$250,000	+8.7%	35 days	+4 days
Baltimore County, MD	576	-3.5%	$370,000	+5.3%	14 days	+3 days
Carroll County, MD	159	+52.9%	$466,000	+6.5%	10 days	+3 days
Harford County, MD	247	+10.8%	$373,000	-1.8%	21 days	+7 days
Howard County, MD	213	+0.5%	$570,000	-4.6%	8 days	+2 days

Local Markets	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Baltimore Metro	3,163	+2.3%	3,088	-4.1%	61,209	-1.4%
Anne Arundel County, MD	739	+7.7%	688	+1.9%	12,925	-3.0%
Baltimore City, MD	804	-4.7%	942	-9.3%	15,000	-8.2%
Baltimore County, MD	823	+4.4%	736	-0.9%	16,697	+1.0%
Carroll County, MD	184	+5.7%	178	+2.9%	3,520	+18.2%
Harford County, MD	305	+9.7%	278	+0.7%	4,461	-5.0%
Howard County, MD	308	-4.3%	266	-15.6%	8,606	+5.1%

Local Markets	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Baltimore Metro	5,193	+12.1%	1.99	+0.25 months
Anne Arundel County, MD	901	+17.9%	1.48	+0.23 months
Baltimore City, MD	2,249	+13.4%	3.71	+0.71 months
Baltimore County, MD	1,043	+7.9%	1.50	+0.13 months
Carroll County, MD	265	+26.2%	1.64	+0.23 months
Harford County, MD	420	+3.7%	1.65	+0.07 months
Howard County, MD	315	+3.3%	1.11	+0 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

March 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 6, 2026

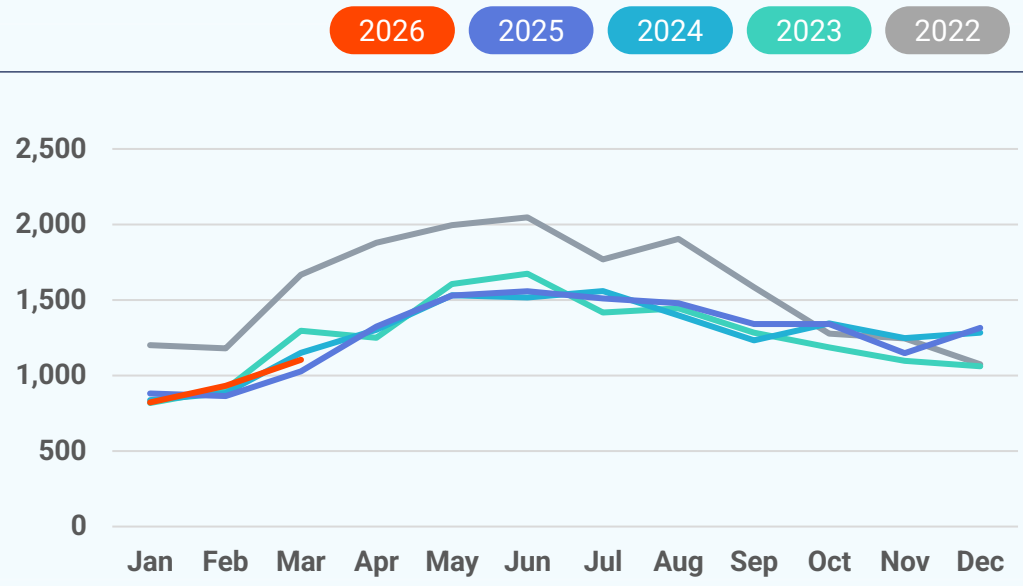
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	1,104	1,027	+7.5%
Median Sold Price	$500,000	$479,950	+4.2%
Median Days on Market	14 days	9 days	+5 days
New Pending Sales	1,538	1,489	+3.3%
New Listings	1,415	1,471	-3.8%
Active Listings	2,105	2,002	+5.1%
Months of Supply	1.59	1.53	+0.06 mos.

Closed Sales

1,104
March 2026

+7.5%
Mar '26 vs. Mar '25
(Mar '25: 1,027)

+18.3%
Mar '26 vs. Feb '26
(Feb '26: 933)



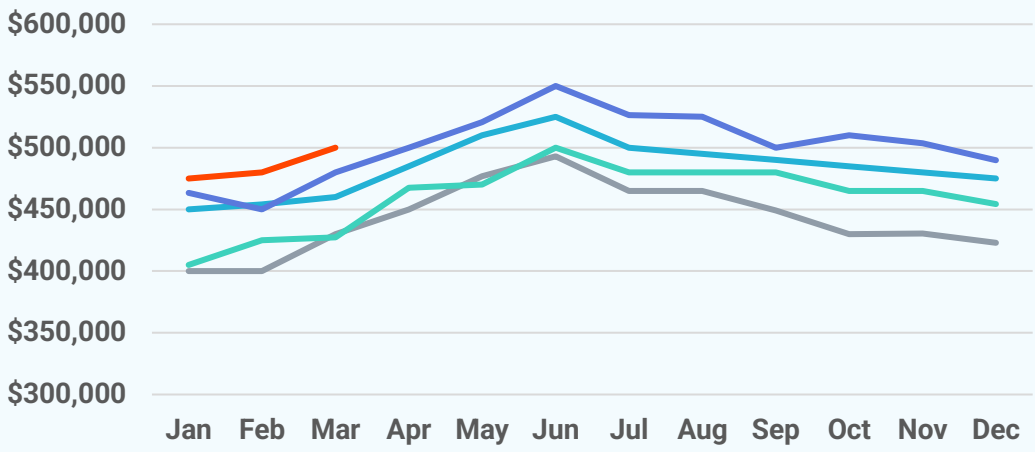
Median Sold Price

2026 2025 2024 2023 2022

$500,000
March 2026

+4.2%
Mar '26 vs. Mar '25
(Mar '25: $479,950)

+4.2%
Mar '26 vs. Feb '26
(Feb '26: $479,900)



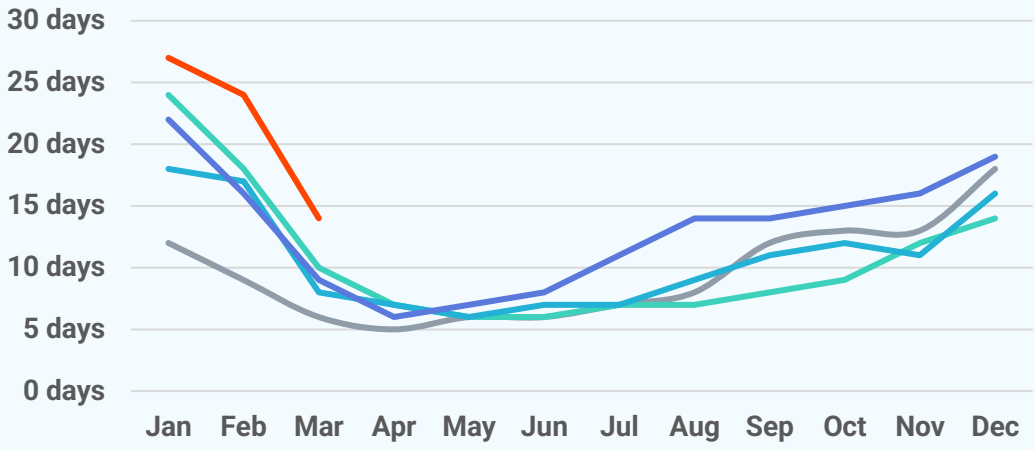
Median Days on Market

2026 2025 2024 2023 2022

14 days
March 2026

+5 days
Mar '26 vs. Mar '25
(Mar '25: 9 days)

-10 days
Mar '26 vs. Feb '26
(Feb '26: 24 days)



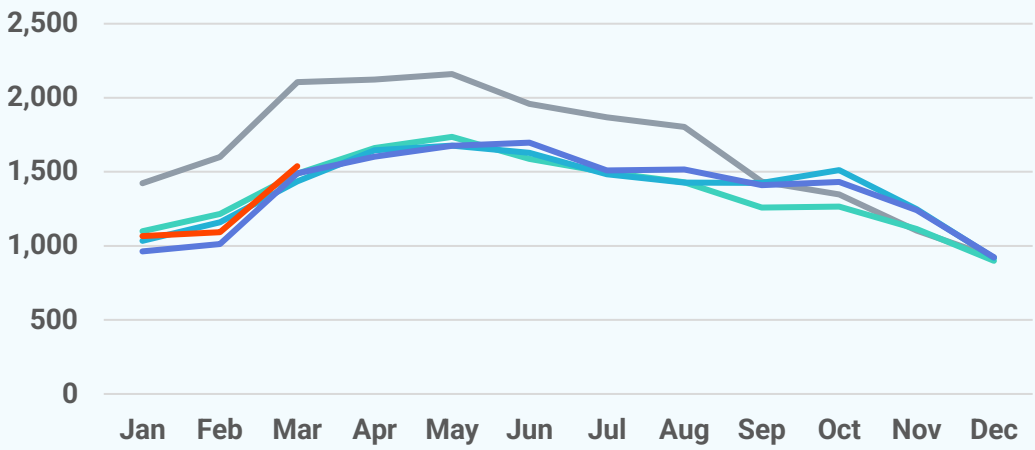
New Pending Sales

2026 2025 2024 2023 2022

1,538
March 2026

+3.3%
Mar '26 vs. Mar '25
(Mar '25: 1,489)

+40.8%
Mar '26 vs. Feb '26
(Feb '26: 1,092)



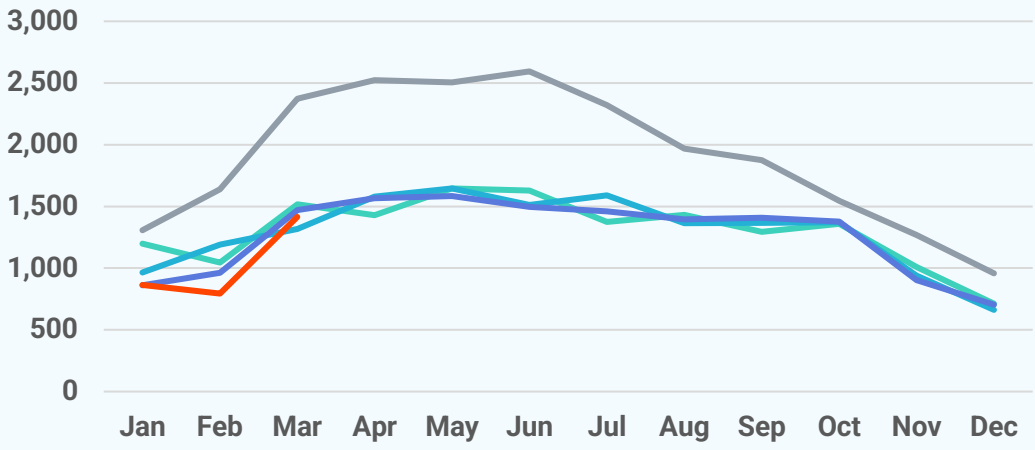
New Listings

2026 2025 2024 2023 2022

1,415
March 2026

-3.8%
Mar '26 vs. Mar '25
(Mar '25: 1,471)

+78.2%
Mar '26 vs. Feb '26
(Feb '26: 794)



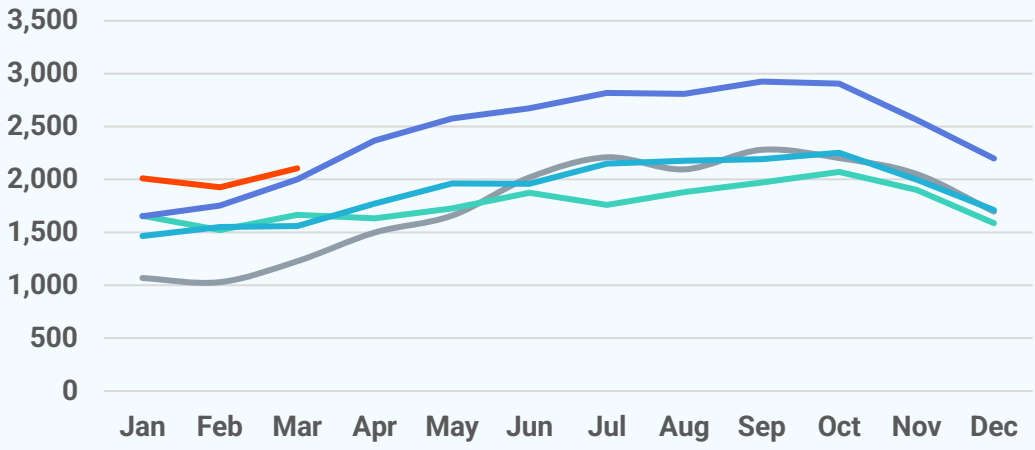
Active Listings

2026 2025 2024 2023 2022

2,105
March 2026

+5.1%
Mar '26 vs. Mar '25
(Mar '25: 2,002)

+9.3%
Mar '26 vs. Feb '26
(Feb '26: 1,926)



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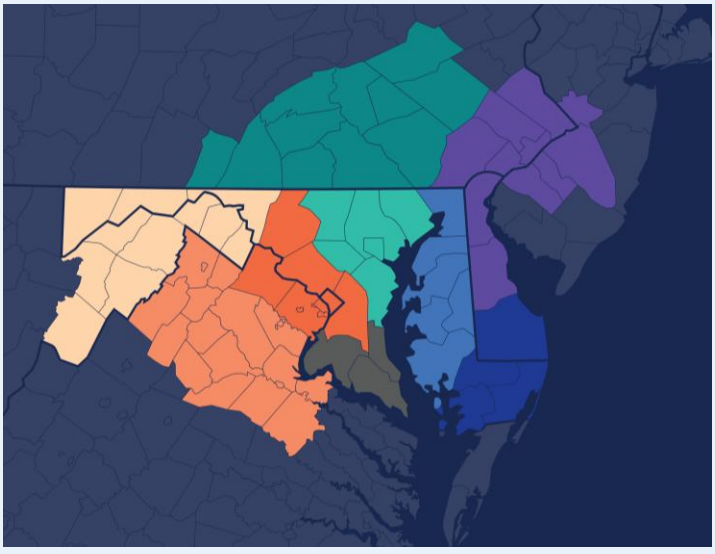


Baltimore Metro

March 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 6, 2026

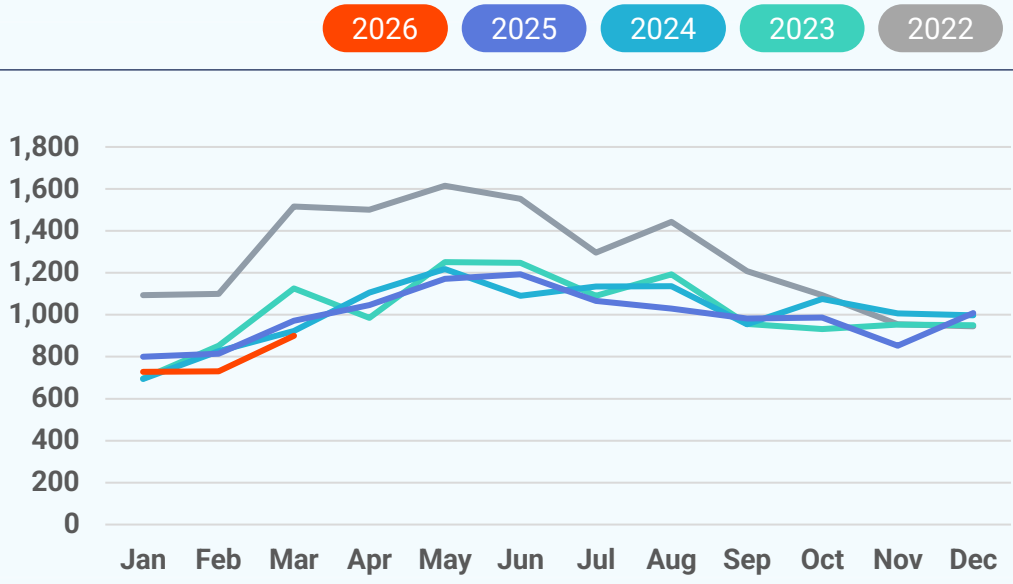
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	900	972	-7.4%
Median Sold Price	$325,000	$301,250	+7.9%
Median Days on Market	20 days	14 days	+6 days
New Pending Sales	1,295	1,277	+1.4%
New Listings	1,330	1,411	-5.7%
Active Listings	2,407	2,066	+16.5%
Months of Supply	2.36	1.92	+0.44 mos.

Closed Sales

900
March 2026

-7.4%
Mar '26 vs. Mar '25
(Mar '25: 972)

+23.1%
Mar '26 vs. Feb '26
(Feb '26: 731)



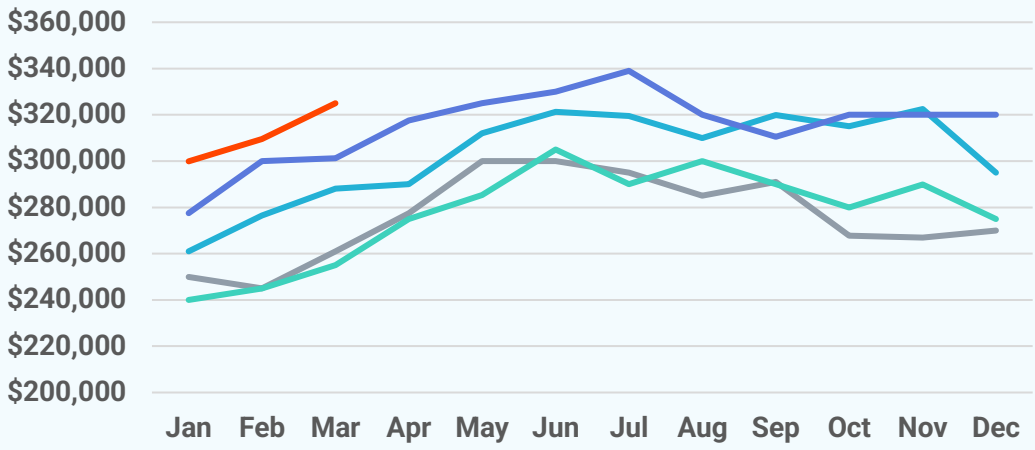
Median Sold Price

2026 2025 2024 2023 2022

$325,000
March 2026

+7.9%
Mar '26 vs. Mar '25
(Mar '25: $301,250)

+5.0%
Mar '26 vs. Feb '26
(Feb '26: $309,500)



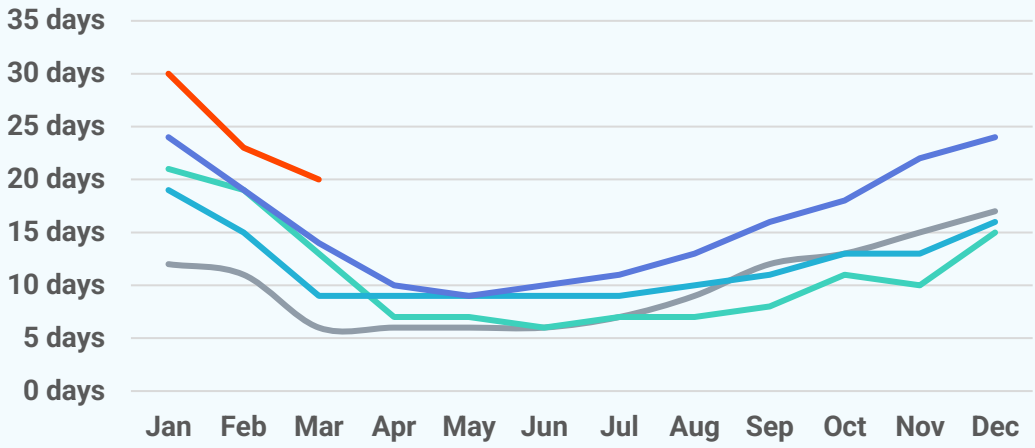
Median Days on Market

2026 2025 2024 2023 2022

20 days
March 2026

+6 days
Mar '26 vs. Mar '25
(Mar '25: 14 days)

-3 days
Mar '26 vs. Feb '26
(Feb '26: 23 days)



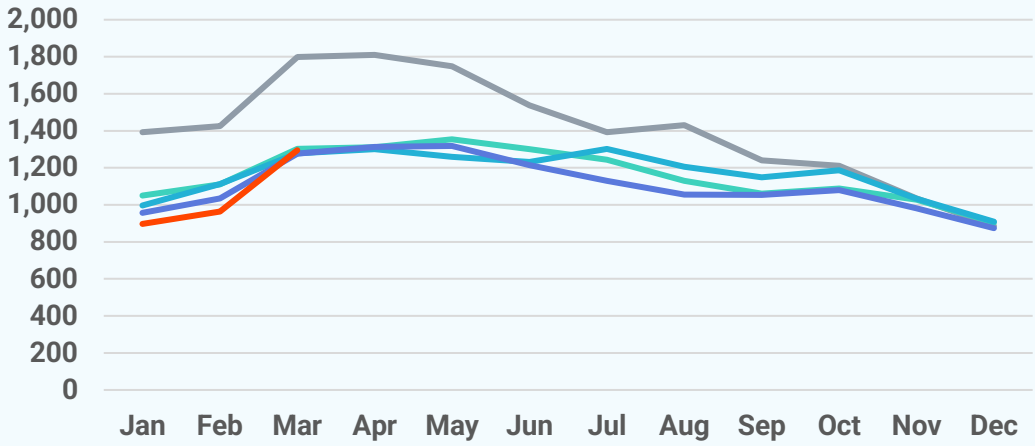
New Pending Sales

2026 2025 2024 2023 2022

1,295
March 2026

+1.4%
Mar '26 vs. Mar '25
(Mar '25: 1,277)

+34.5%
Mar '26 vs. Feb '26
(Feb '26: 963)



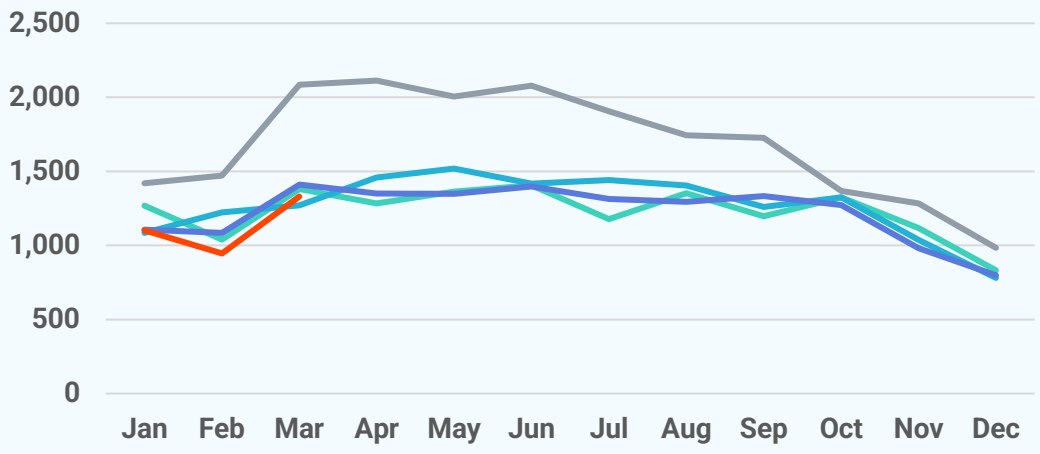
New Listings

2026 2025 2024 2023 2022

1,330
March 2026

-5.7%
Mar '26 vs. Mar '25
(Mar '25: 1,411)

+40.6%
Mar '26 vs. Feb '26
(Feb '26: 946)



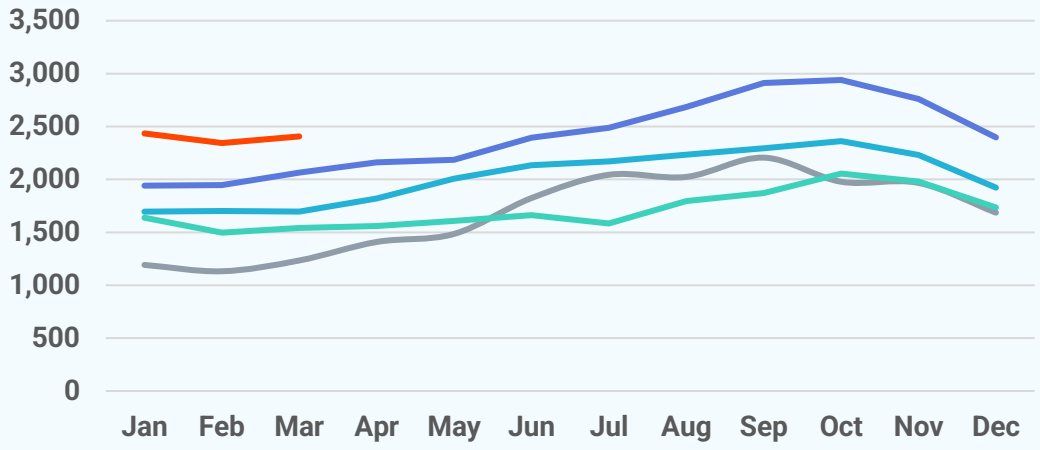
Active Listings

2026 2025 2024 2023 2022

2,407
March 2026

+16.5%
Mar '26 vs. Mar '25
(Mar '25: 2,066)

+2.7%
Mar '26 vs. Feb '26
(Feb '26: 2,344)



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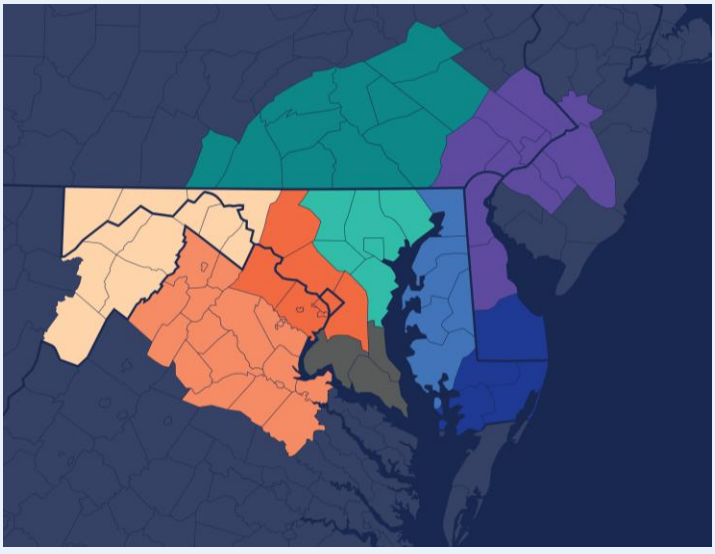


Baltimore Metro

March 2026 Condos Report

Prepared by Bright Research

Data as of April 6, 2026

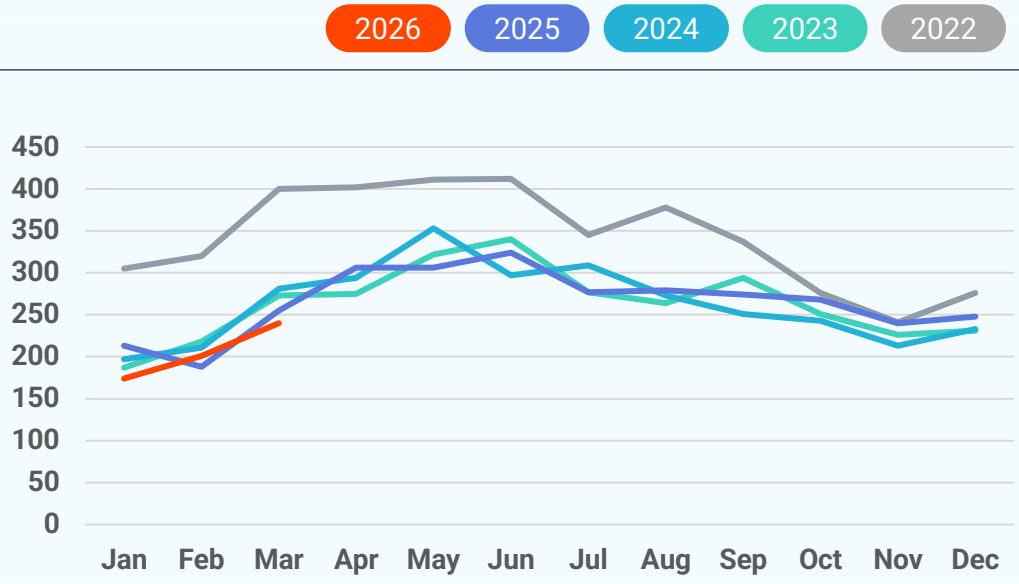
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	240	255	-5.9%
Median Sold Price	$306,000	$295,000	+3.7%
Median Days on Market	19 days	15 days	+4 days
New Pending Sales	330	325	+1.5%
New Listings	341	339	+0.6%
Active Listings	681	566	+20.3%
Months of Supply	2.52	2.10	+0.42 mos.

Closed Sales

240
March 2026

-5.9%
Mar '26 vs. Mar '25
(Mar '25: 255)

+19.4%
Mar '26 vs. Feb '26
(Feb '26: 201)



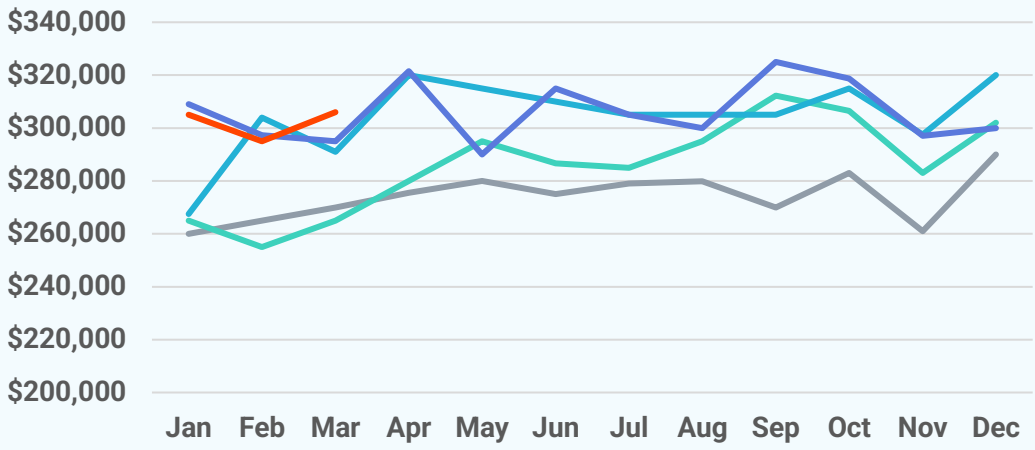
Median Sold Price

2026 2025 2024 2023 2022

$306,000
March 2026

+3.7%
Mar '26 vs. Mar '25
(Mar '25: $295,000)

+3.7%
Mar '26 vs. Feb '26
(Feb '26: $295,000)



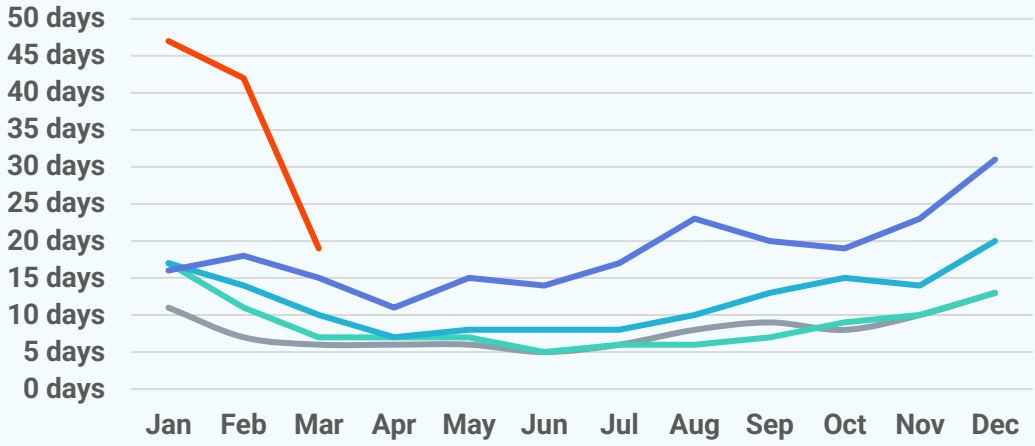
Median Days on Market

2026 2025 2024 2023 2022

19 days
March 2026

+4 days
Mar '26 vs. Mar '25
(Mar '25: 15 days)

-23 days
Mar '26 vs. Feb '26
(Feb '26: 42 days)



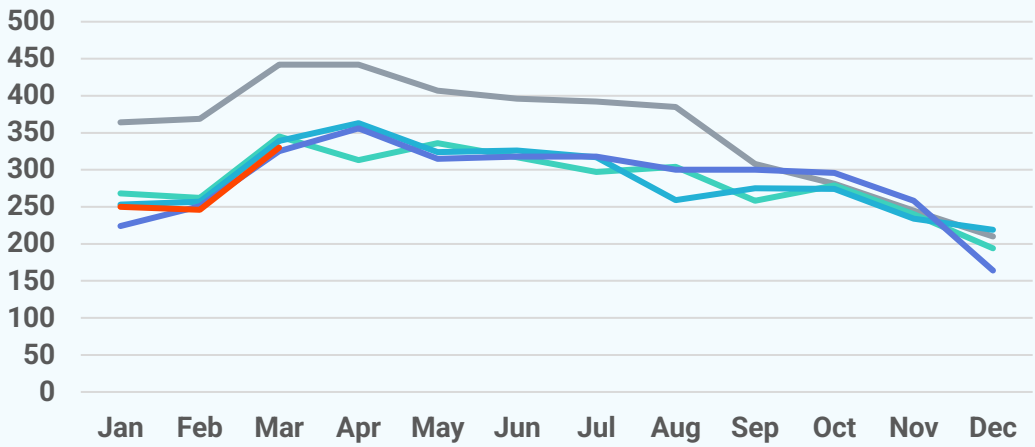
New Pending Sales

2026 2025 2024 2023 2022

330
March 2026

+1.5%
Mar '26 vs. Mar '25
(Mar '25: 325)

+34.1%
Mar '26 vs. Feb '26
(Feb '26: 246)



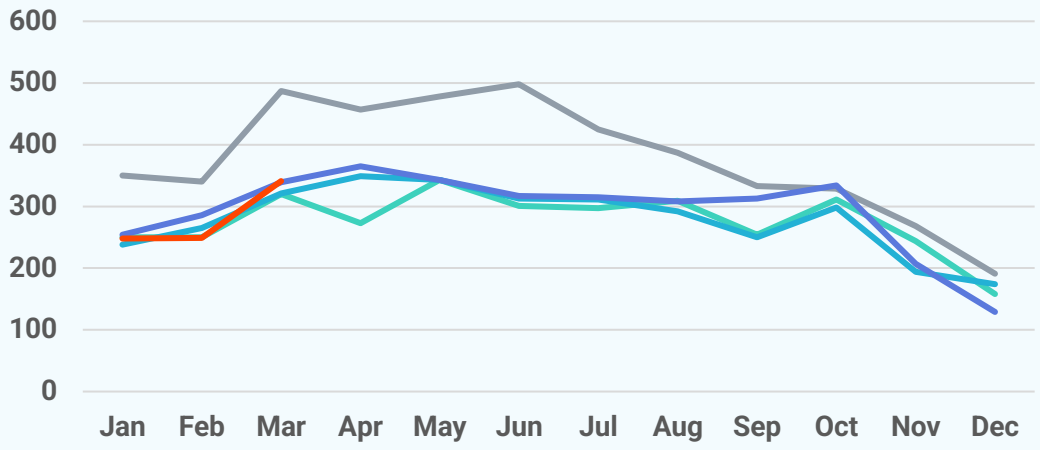
New Listings

2026 2025 2024 2023 2022

341
March 2026

+0.6%
Mar '26 vs. Mar '25
(Mar '25: 339)

+36.9%
Mar '26 vs. Feb '26
(Feb '26: 249)



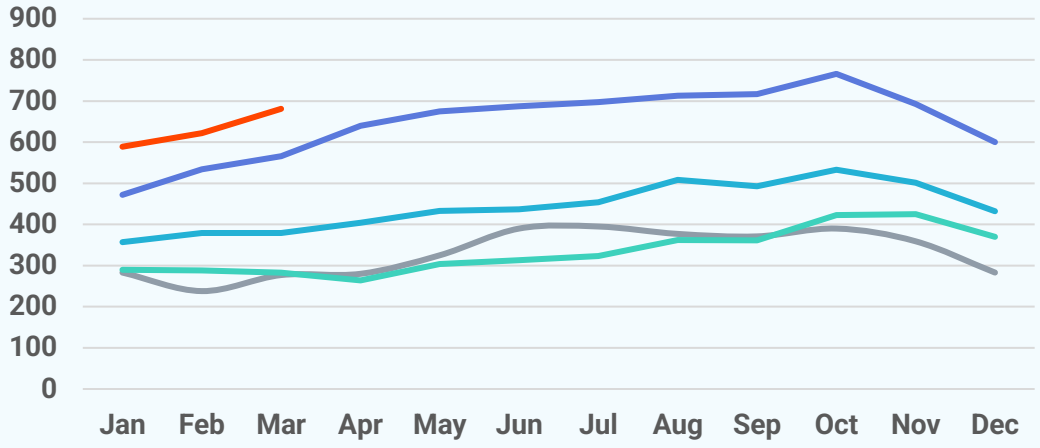
Active Listings

2026 2025 2024 2023 2022

681
March 2026

+20.3%
Mar '26 vs. Mar '25
(Mar '25: 566)

+9.5%
Mar '26 vs. Feb '26
(Feb '26: 622)



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**.

