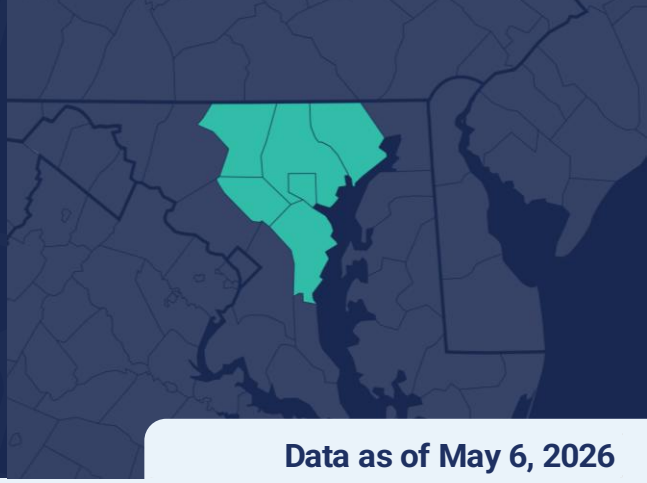
Baltimore Metro

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	2,705	2,676	+1.1%	8,785	8,946	-1.8%
Median Sold Price	$400,000	$399,900	+0.0%	$390,000	$377,500	+3.3%
Median Days on Market	10 days	8 days	+2 days	18 days	13 days	+5 days
New Pending Sales	3,232	3,273	-1.3%	10,569	10,537	+0.3%
New Listings	3,448	3,285	+5.0%	13,113	13,207	-0.7%
Active Listings	5,938	5,168	+14.9%	5,938	5,168	+14.9%
Months of Supply	2.27	1.95	+0.32 mos.	2.27	1.95	+0.32 mos.
Showings	60,578	59,027	+2.6%	210,727	208,028	+1.3%

Housing Market Trends

Divisions in the Baltimore metro area housing market this spring. Bucking trends in other regions in the Mid-Atlantic, overall pending sales activity was lower this April than it was a year ago. However, there are some significant differences across local markets. Pending sales activity was up strongly in most of the region's suburban markets, with the exception of Howard County. Pending sales were down year-over-year in Baltimore City.

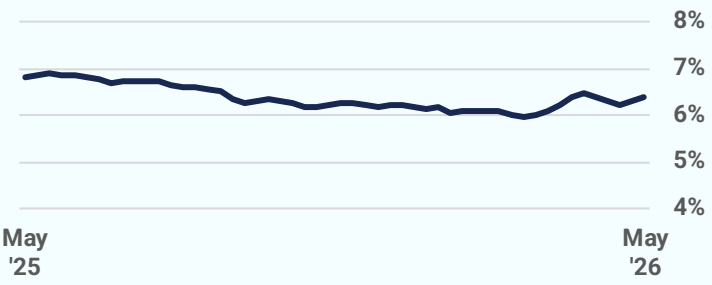
Fewer pending sales in Howard County was likely do to limited inventory rather than a pullback in demand. Overall, new listings were up 5.0% year-over-year in the Baltimore metro area, but new listings were down in Howard County.

Price growth has moderated in the Baltimore metro area. The median sold price in the region was $400,000 in April, virtually unchanged from a year ago.

Market Outlook

A dip in mortgage rates and an increase in inventory brought out buyers in the Baltimore area suburbs in April. With a slow start to the spring market, expect conditions to remain fragile. While there is still significant pent-up demand in the market, volatile mortgage rates, higher inflation, and economic uncertainty continue to be headwinds in the housing market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

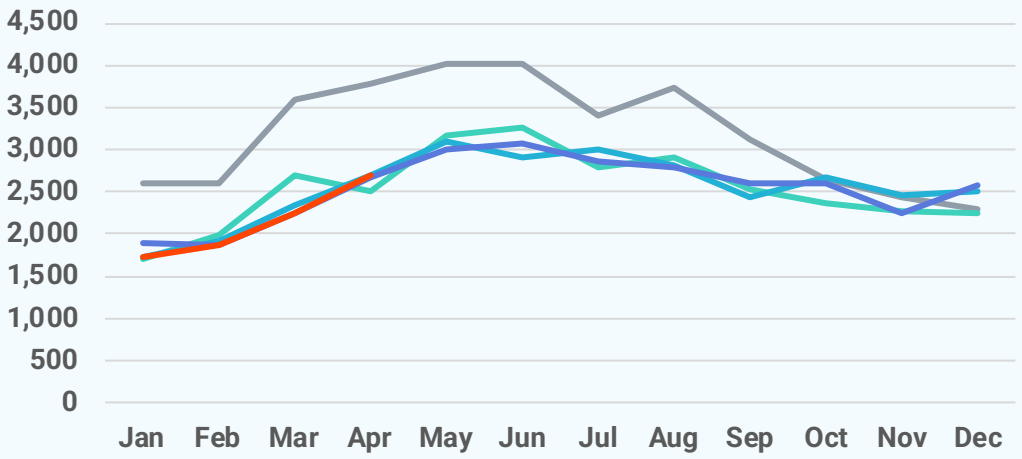
Closed Sales

2026 2025 2024 2023 2022

2,705
April 2026

+1.1%
Apr '26 vs. Apr '25
(Apr '25: 2,676)

+20.4%
Apr '26 vs. Mar '26
(Mar '26: 2,246)



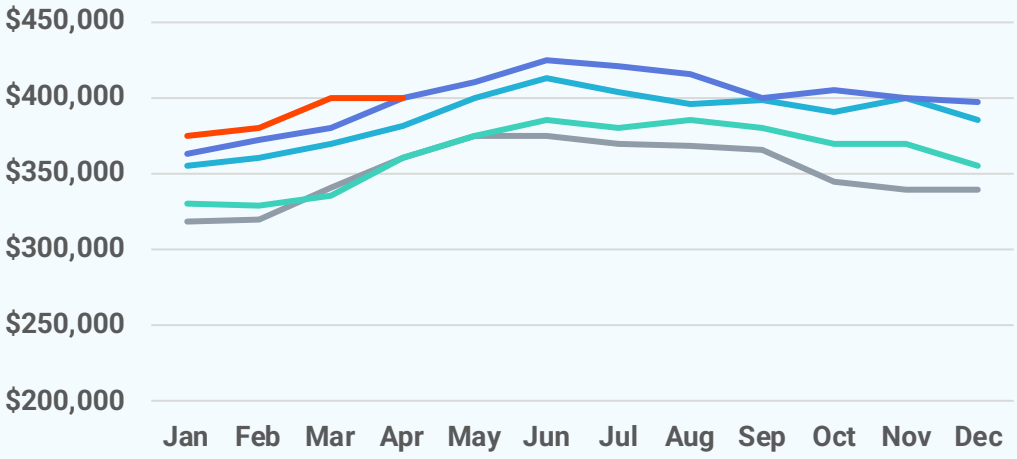
Median Sold Price

2026 2025 2024 2023 2022

$400,000
April 2026

+0.0%
Apr '26 vs. Apr '25
(Apr '25: $399,900)

+0.0%
Apr '26 vs. Mar '26
(Mar '26: $400,000)



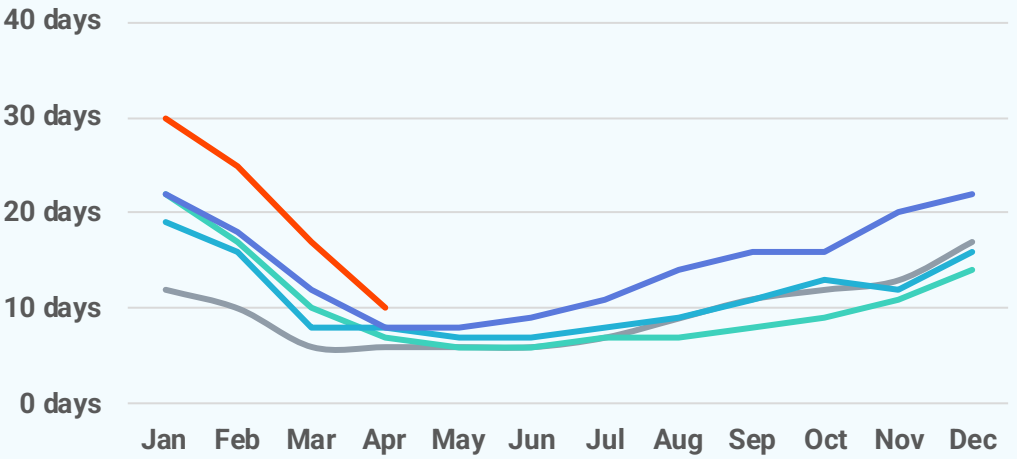
Median Days on Market

2026 2025 2024 2023 2022

10 days
April 2026

+2 days
Apr '26 vs. Apr '25
(Apr '25: 8 days)

-7 days
Apr '26 vs. Mar '26
(Mar '26: 17 days)



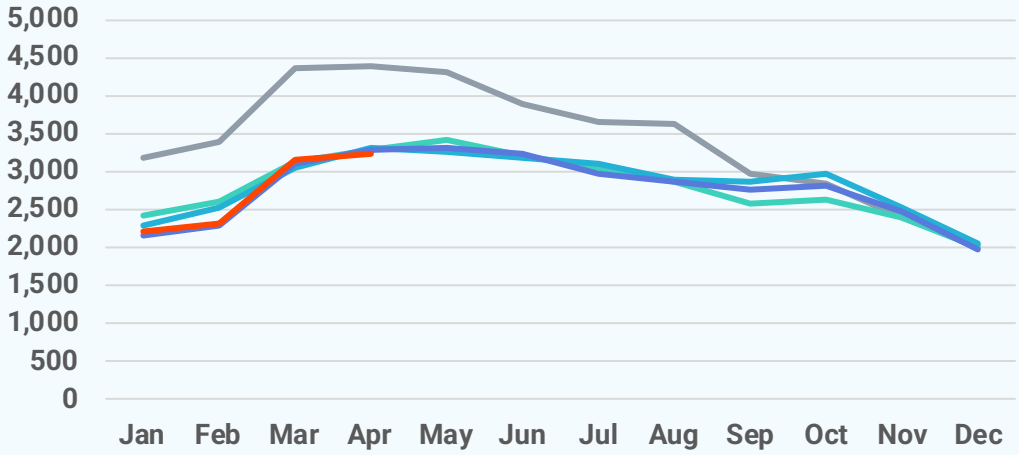
New Pending Sales

2026 2025 2024 2023 2022

3,232
April 2026

-1.3%
Apr '26 vs. Apr '25
(Apr '25: 3,273)

+2.2%
Apr '26 vs. Mar '26
(Mar '26: 3,163)



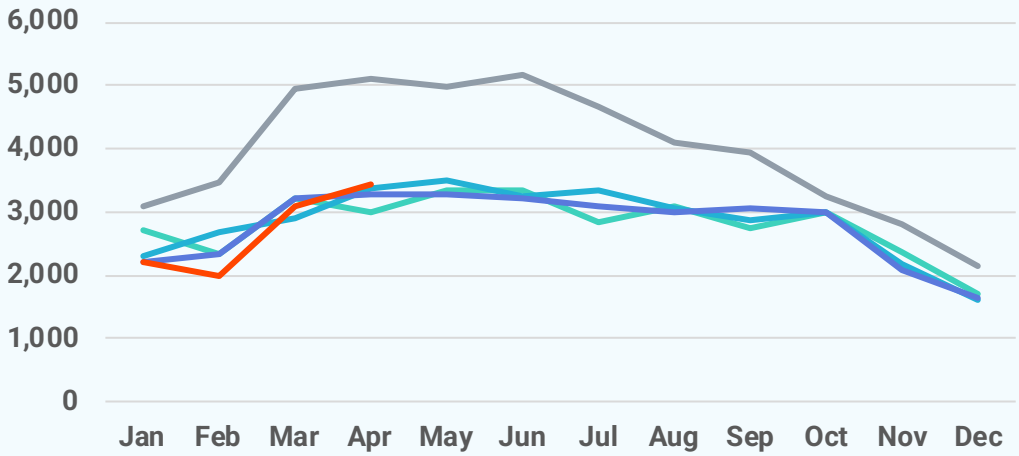
New Listings

2026 2025 2024 2023 2022

3,448
April 2026

+5.0%
Apr '26 vs. Apr '25
(Apr '25: 3,285)

+11.7%
Apr '26 vs. Mar '26
(Mar '26: 3,088)



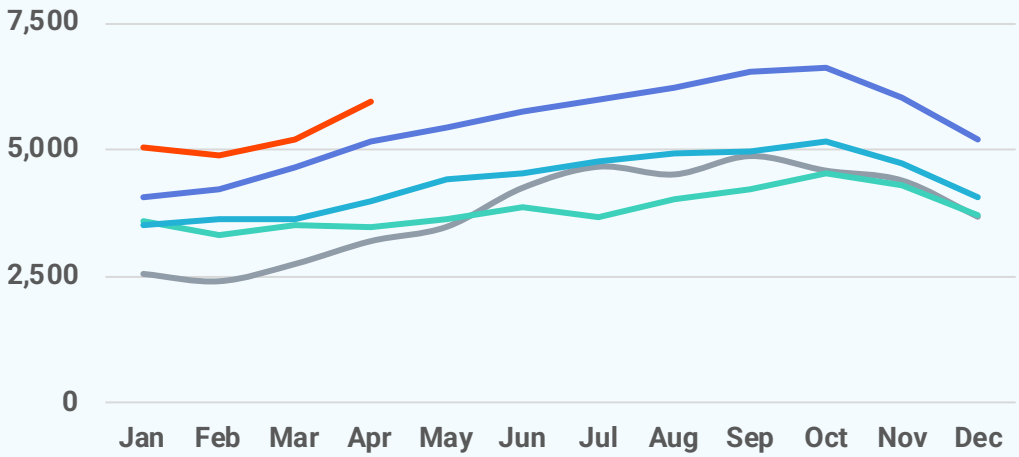
Active Listings

2026 2025 2024 2023 2022

5,938
April 2026

+14.9%
Apr '26 vs. Apr '25
(Apr '25: 5,168)

+14.3%
Apr '26 vs. Mar '26
(Mar '26: 5,193)



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
Baltimore Metro	2,705	+1.1%	$400,000	+0.0%	10 days	+2 days
Anne Arundel County, MD	647	+10.2%	$512,000	+2.4%	7 days	+1 day
Baltimore City, MD	653	-4.8%	$249,000	-0.4%	25 days	+5 days
Baltimore County, MD	708	-0.6%	$369,950	+1.9%	10 days	+2 days
Carroll County, MD	162	+5.2%	$471,250	+4.5%	7 days	+1 day
Harford County, MD	268	+15.0%	$400,000	+3.1%	8 days	+0 days
Howard County, MD	267	-12.2%	$605,000	-4.0%	6 days	+0 days

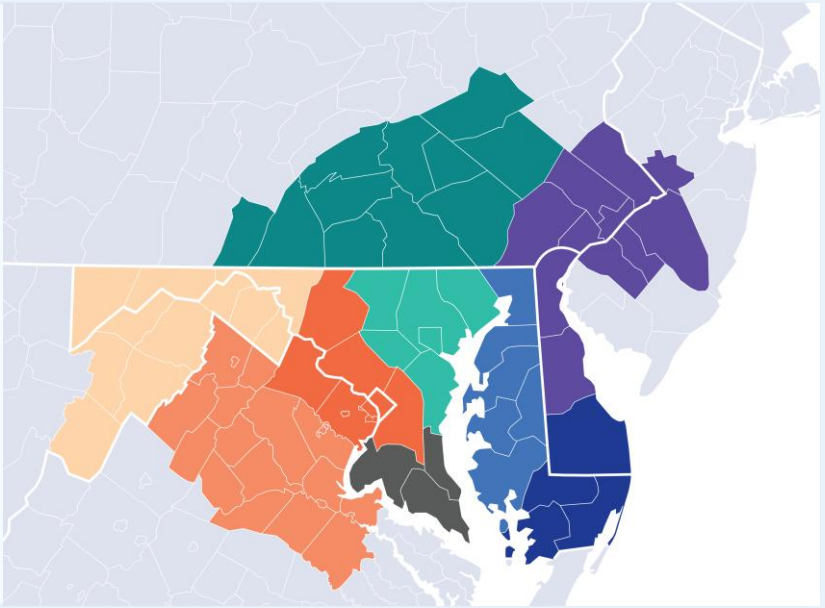
Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Baltimore Metro	3,232	-1.3%	3,448	+5.0%	60,578	+2.6%
Anne Arundel County, MD	781	+8.9%	816	+11.6%	13,307	+10.3%
Baltimore City, MD	771	-9.6%	972	+4.3%	14,781	-3.1%
Baltimore County, MD	819	-5.2%	788	-2.7%	15,452	-1.9%
Carroll County, MD	219	+25.9%	208	+11.8%	3,112	-4.7%
Harford County, MD	297	+2.8%	327	+13.5%	4,844	+7.2%
Howard County, MD	345	-8.2%	337	-0.3%	9,082	+11.0%

Local Markets

	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Baltimore Metro	5,938	+14.9%	2.27	+0.32 months
Anne Arundel County, MD	1,145	+20.7%	1.86	+0.31 months
Baltimore City, MD	2,383	+16.3%	3.95	+0.81 months
Baltimore County, MD	1,197	+8.7%	1.72	+0.16 months
Carroll County, MD	292	+5.8%	1.80	-0.04 months
Harford County, MD	516	+20.6%	2.01	+0.34 months
Howard County, MD	405	+11.0%	1.44	+0.11 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

April 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2026

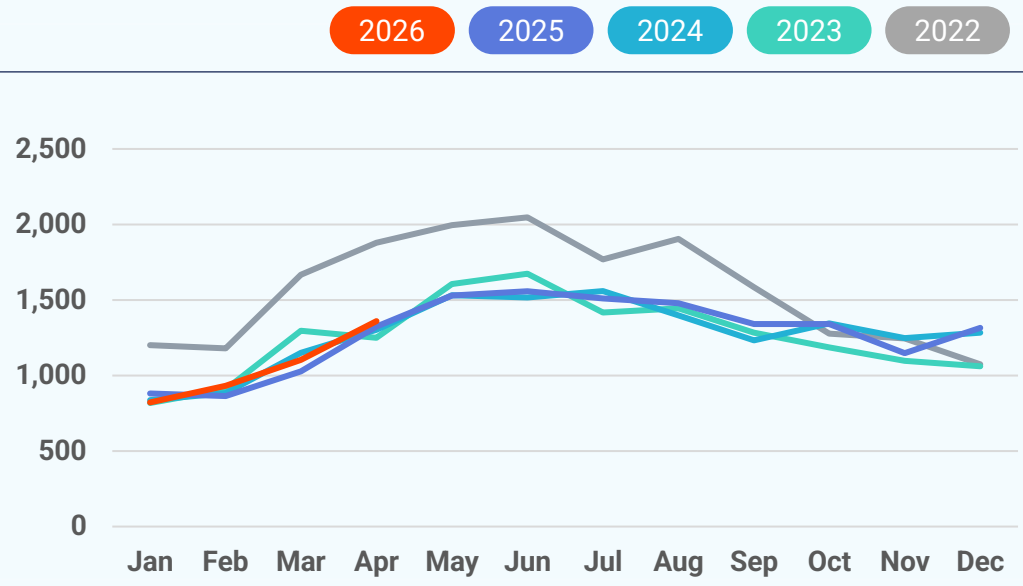
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	1,360	1,323	+2.8%
Median Sold Price	$510,600	$500,000	+2.1%
Median Days on Market	8 days	6 days	+2 days
New Pending Sales	1,666	1,603	+3.9%
New Listings	1,676	1,566	+7.0%
Active Listings	2,548	2,368	+7.6%
Months of Supply	1.92	1.81	+0.11 mos.

Closed Sales

1,360
April 2026

+2.8%
Apr '26 vs. Apr '25
(Apr '25: 1,323)

+23.2%
Apr '26 vs. Mar '26
(Mar '26: 1,104)



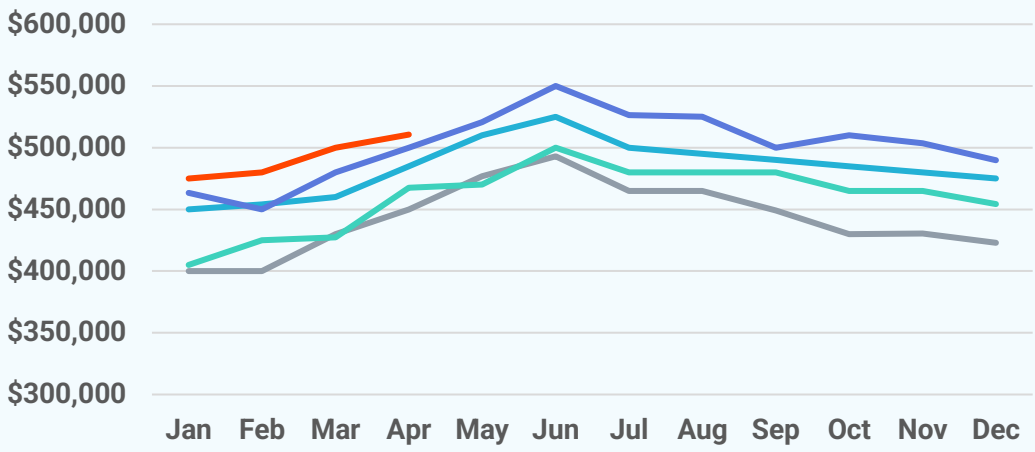
Median Sold Price

2026 2025 2024 2023 2022

$510,600
April 2026

+2.1%
Apr '26 vs. Apr '25
(Apr '25: $500,000)

+2.1%
Apr '26 vs. Mar '26
(Mar '26: $500,000)



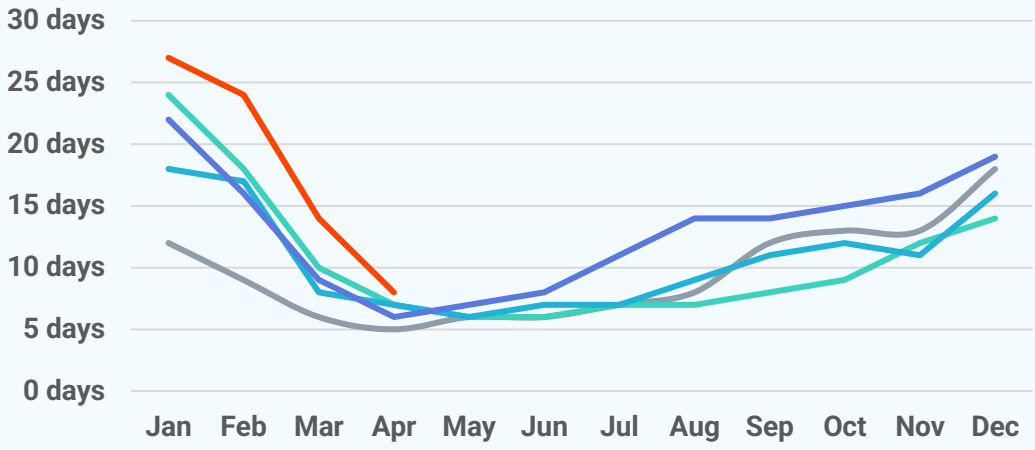
Median Days on Market

2026 2025 2024 2023 2022

8 days
April 2026

+2 days
Apr '26 vs. Apr '25
(Apr '25: 6 days)

-6 days
Apr '26 vs. Mar '26
(Mar '26: 14 days)



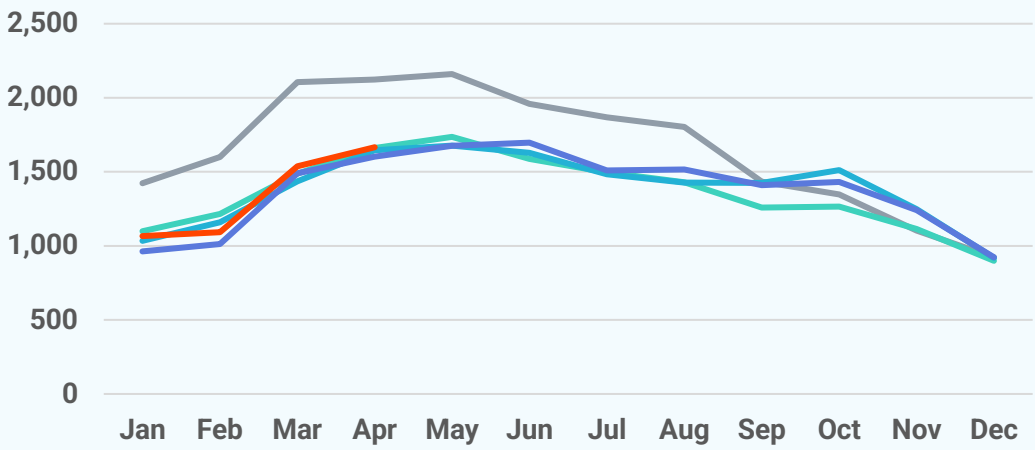
New Pending Sales

2026 2025 2024 2023 2022

1,666
April 2026

+3.9%
Apr '26 vs. Apr '25
(Apr '25: 1,603)

+8.3%
Apr '26 vs. Mar '26
(Mar '26: 1,538)



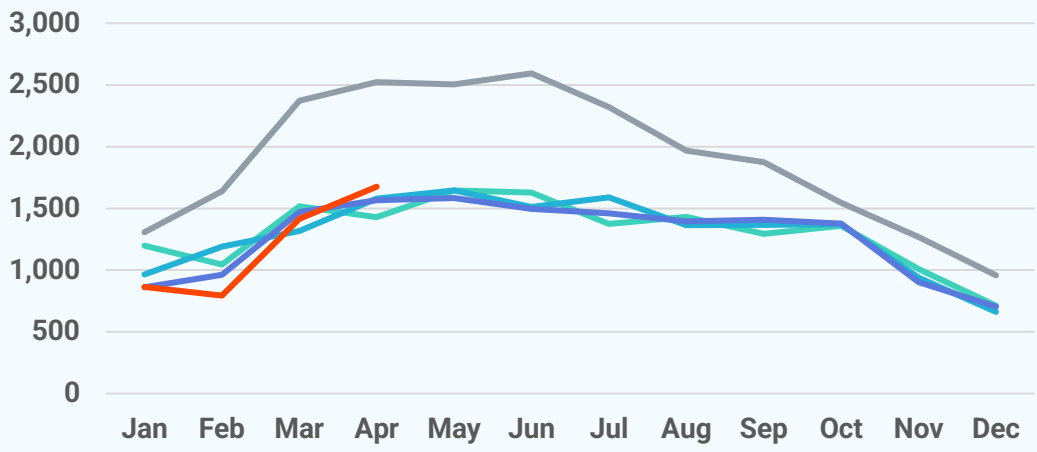
New Listings

2026 2025 2024 2023 2022

1,676
April 2026

+7.0%
Apr '26 vs. Apr '25
(Apr '25: 1,566)

+18.4%
Apr '26 vs. Mar '26
(Mar '26: 1,415)



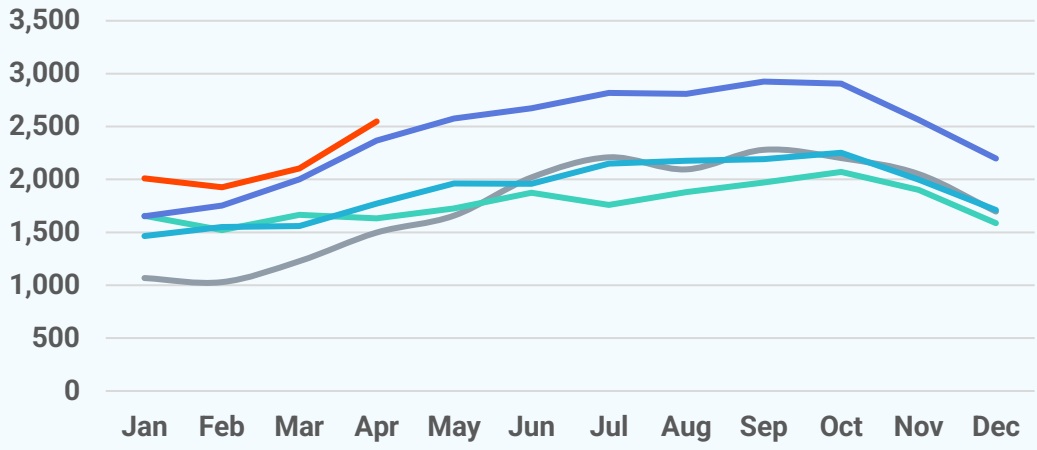
Active Listings

2026 2025 2024 2023 2022

2,548
April 2026

+7.6%
Apr '26 vs. Apr '25
(Apr '25: 2,368)

+21.0%
Apr '26 vs. Mar '26
(Mar '26: 2,105)



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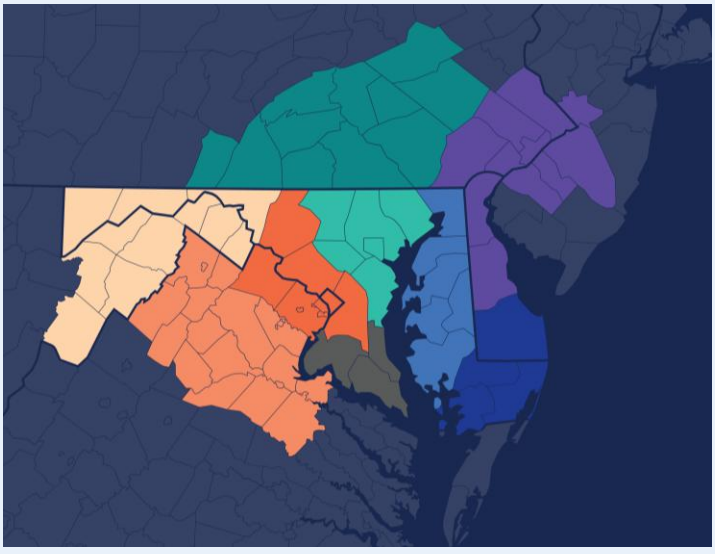


Baltimore Metro

April 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2026

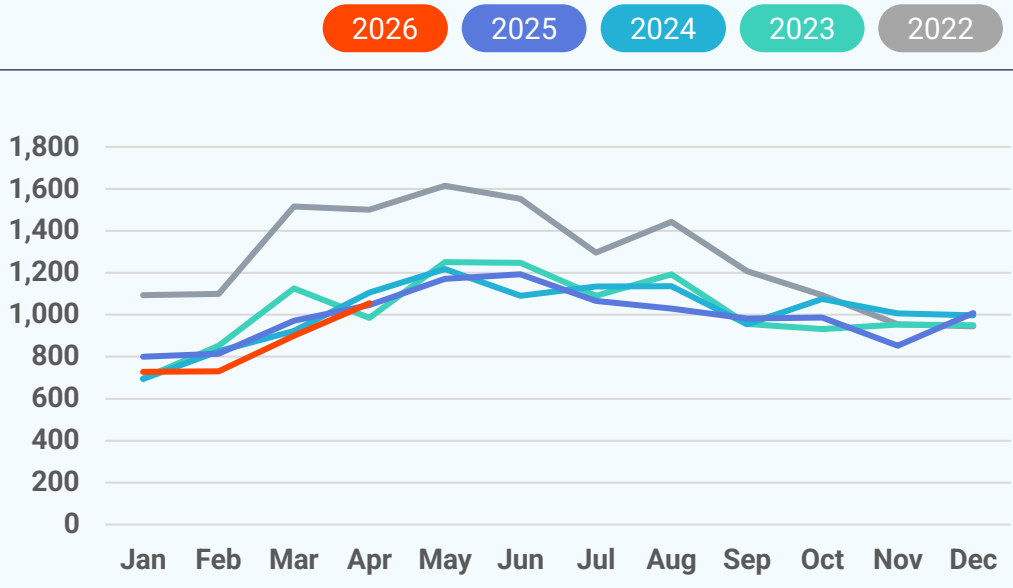
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	1,055	1,046	+0.9%
Median Sold Price	$320,000	$317,500	+0.8%
Median Days on Market	13 days	10 days	+3 days
New Pending Sales	1,239	1,313	-5.6%
New Listings	1,437	1,351	+6.4%
Active Listings	2,648	2,160	+22.6%
Months of Supply	2.60	2.02	+0.58 mos.

Closed Sales

1,055
April 2026

+0.9%
Apr '26 vs. Apr '25
(Apr '25: 1,046)

+17.2%
Apr '26 vs. Mar '26
(Mar '26: 900)



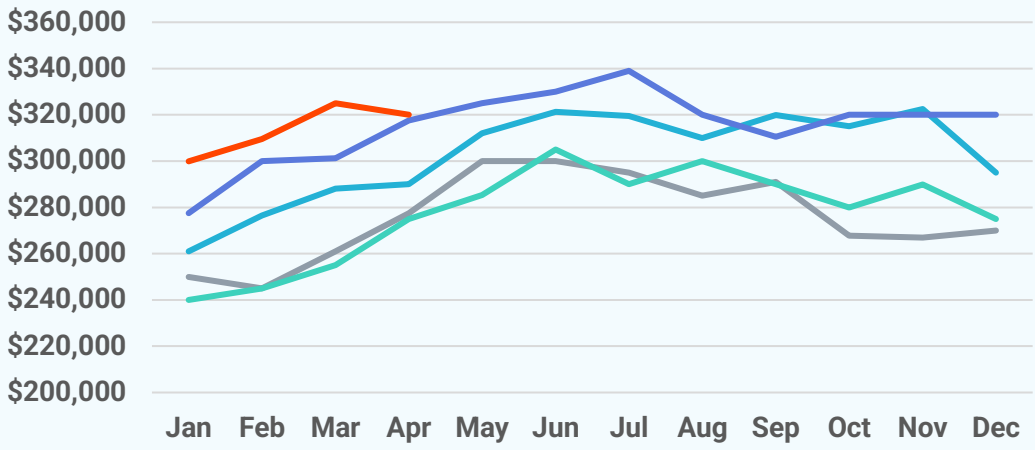
Median Sold Price

2026 2025 2024 2023 2022

$320,000
April 2026

+0.8%
Apr '26 vs. Apr '25
(Apr '25: $317,500)

-1.5%
Apr '26 vs. Mar '26
(Mar '26: $325,000)



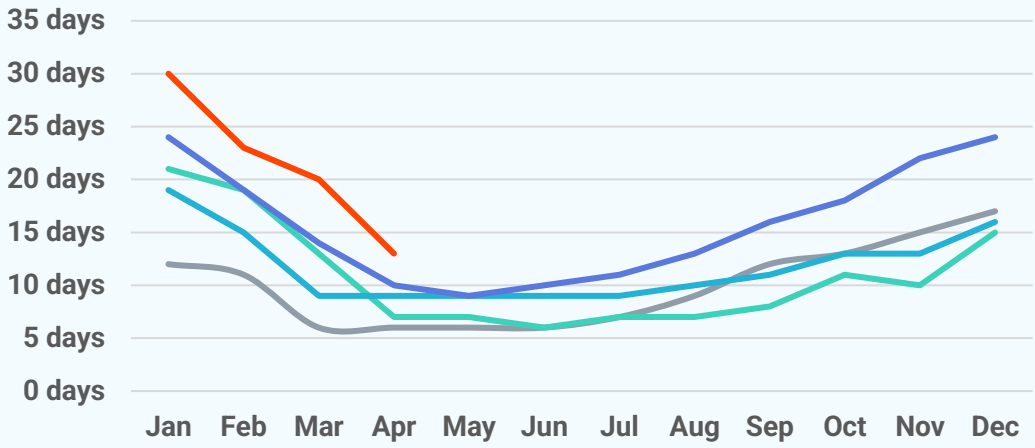
Median Days on Market

2026 2025 2024 2023 2022

13 days
April 2026

+3 days
Apr '26 vs. Apr '25
(Apr '25: 10 days)

-7 days
Apr '26 vs. Mar '26
(Mar '26: 20 days)



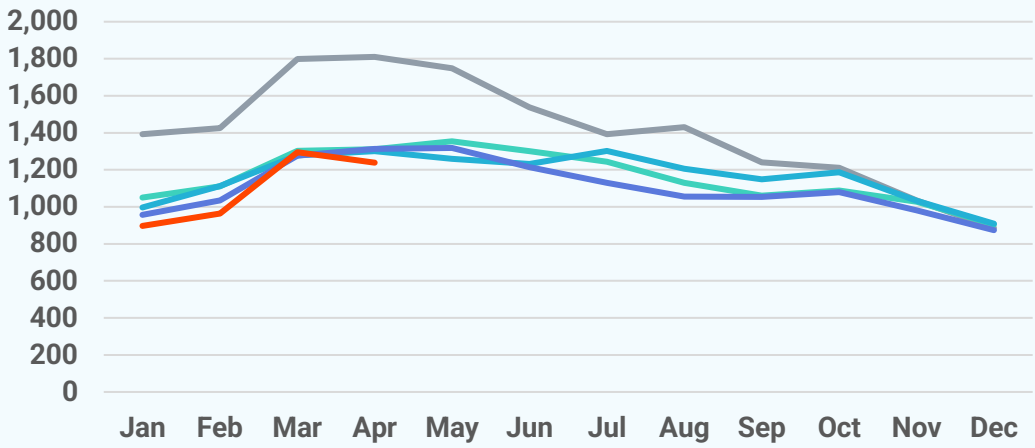
New Pending Sales

2026 2025 2024 2023 2022

1,239
April 2026

-5.6%
Apr '26 vs. Apr '25
(Apr '25: 1,313)

-4.3%
Apr '26 vs. Mar '26
(Mar '26: 1,295)



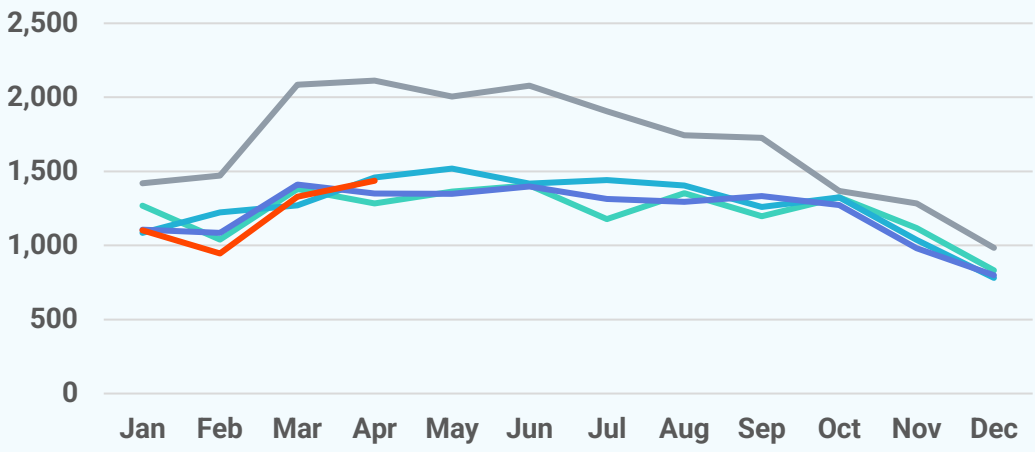
New Listings

2026 2025 2024 2023 2022

1,437
April 2026

+6.4%
Apr '26 vs. Apr '25
(Apr '25: 1,351)

+8.0%
Apr '26 vs. Mar '26
(Mar '26: 1,330)



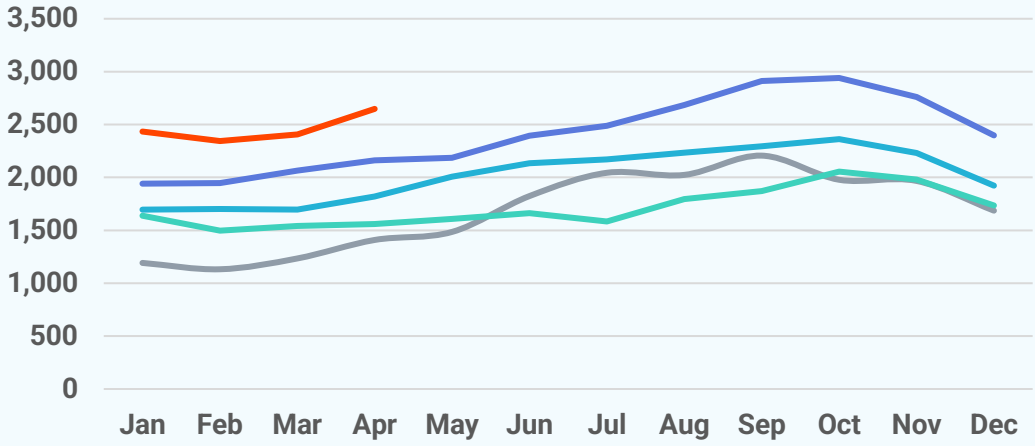
Active Listings

2026 2025 2024 2023 2022

2,648
April 2026

+22.6%
Apr '26 vs. Apr '25
(Apr '25: 2,160)

+10.0%
Apr '26 vs. Mar '26
(Mar '26: 2,407)



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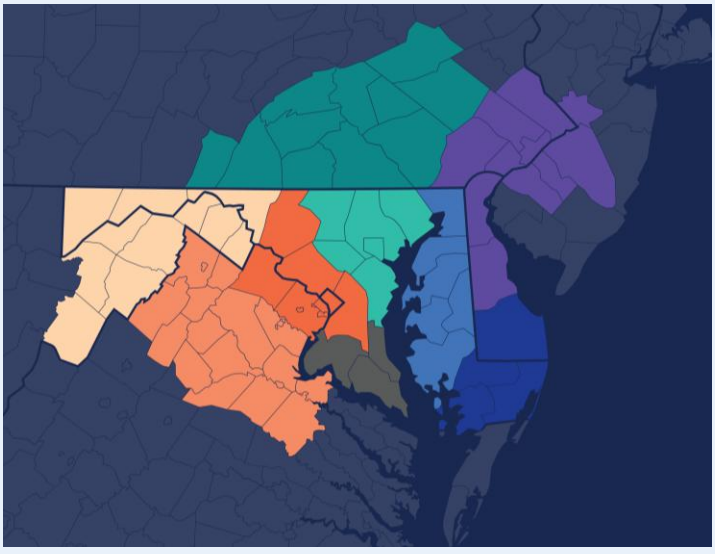


Baltimore Metro

April 2026 Condos Report

Prepared by Bright Research

Data as of May 6, 2026

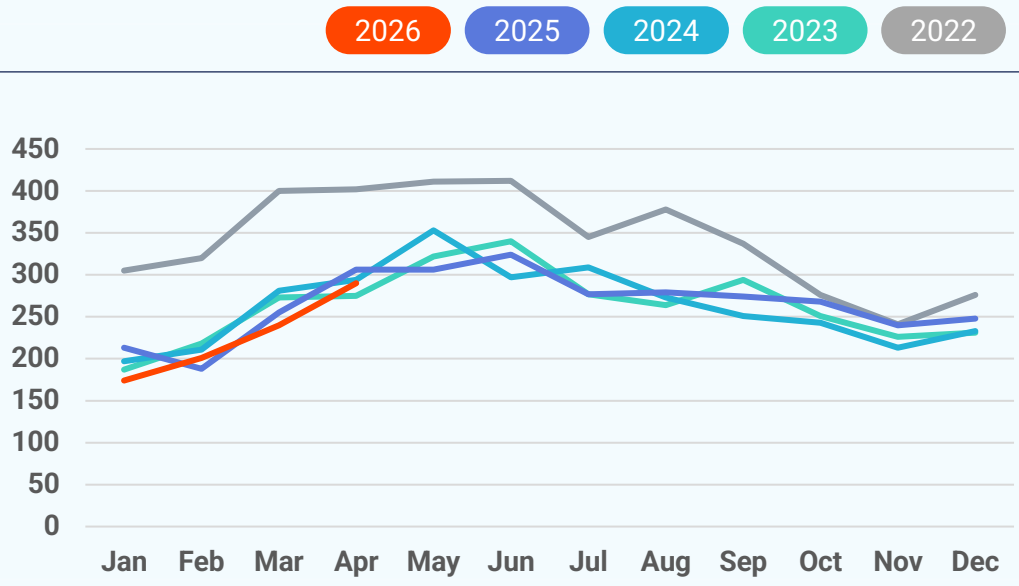
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	290	306	-5.2%
Median Sold Price	$318,500	$321,550	-0.9%
Median Days on Market	17 days	11 days	+6 days
New Pending Sales	326	356	-8.4%
New Listings	334	365	-8.5%
Active Listings	742	640	+15.9%
Months of Supply	2.76	2.36	+0.40 mos.

Closed Sales

290
April 2026

-5.2%
Apr '26 vs. Apr '25
(Apr '25: 306)

+20.8%
Apr '26 vs. Mar '26
(Mar '26: 240)



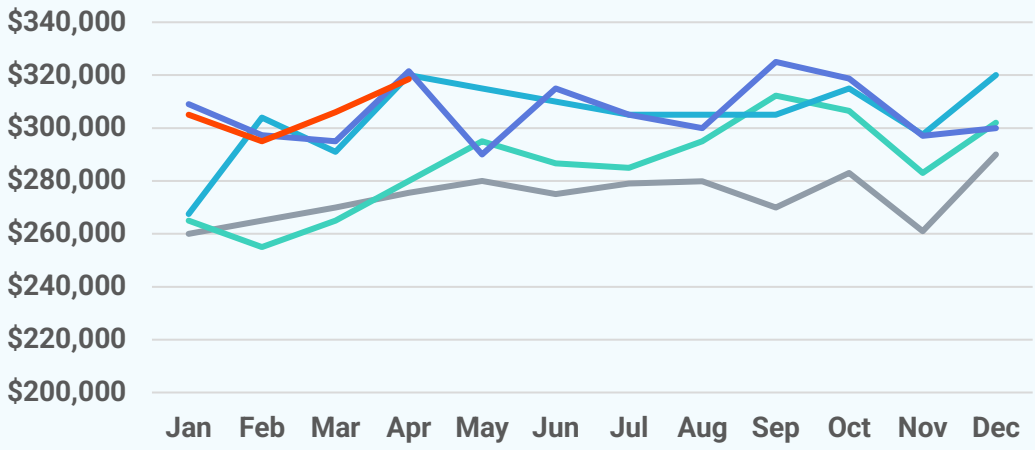
Median Sold Price

2026 2025 2024 2023 2022

$318,500
April 2026

-0.9%
Apr '26 vs. Apr '25
(Apr '25: $321,550)

+4.1%
Apr '26 vs. Mar '26
(Mar '26: $306,000)



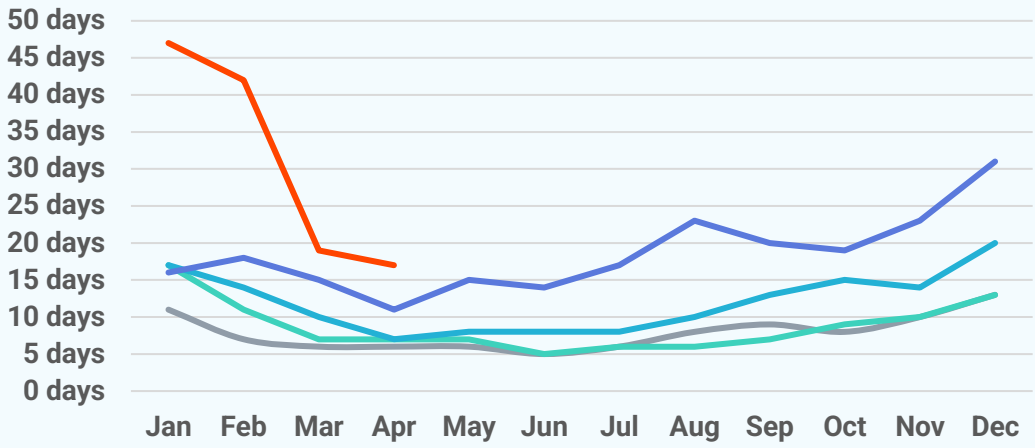
Median Days on Market

2026 2025 2024 2023 2022

17 days
April 2026

+6 days
Apr '26 vs. Apr '25
(Apr '25: 11 days)

-2 days
Apr '26 vs. Mar '26
(Mar '26: 19 days)



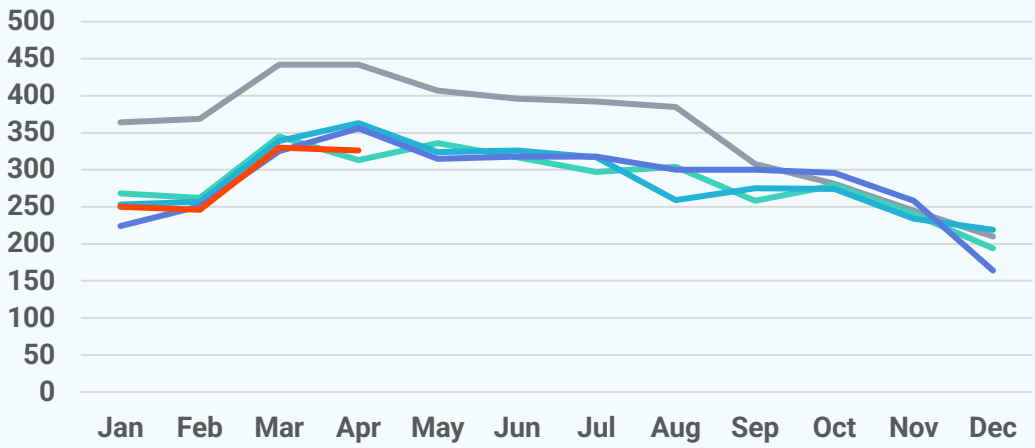
New Pending Sales

2026 2025 2024 2023 2022

326
April 2026

-8.4%
Apr '26 vs. Apr '25
(Apr '25: 356)

-1.2%
Apr '26 vs. Mar '26
(Mar '26: 330)



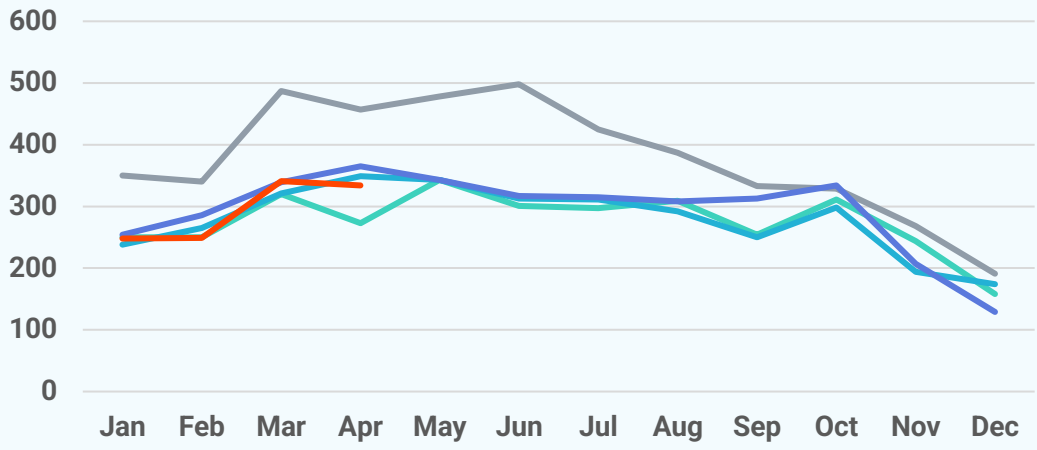
New Listings

2026 2025 2024 2023 2022

334
April 2026

-8.5%
Apr '26 vs. Apr '25
(Apr '25: 365)

-2.1%
Apr '26 vs. Mar '26
(Mar '26: 341)



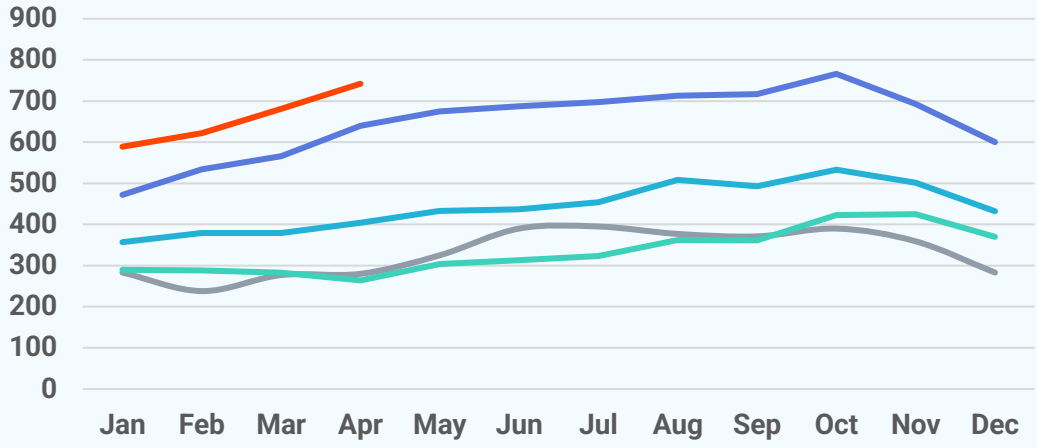
Active Listings

2026 2025 2024 2023 2022

742
April 2026

+15.9%
Apr '26 vs. Apr '25
(Apr '25: 640)

+9.0%
Apr '26 vs. Mar '26
(Mar '26: 681)



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**.

