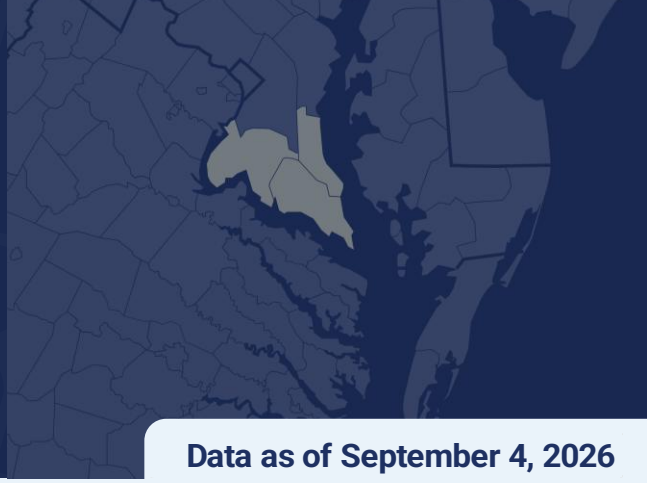
Southern Maryland

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	435	405	+7.4%	3,419	3,243	+5.4%
Median Sold Price	$442,000	$441,000	+0.2%	$449,900	$449,950	-0.0%
Median Days on Market	21 days	19 days	+2 days	21 days	16 days	+5 days
New Pending Sales	429	468	-8.3%	3,612	3,500	+3.2%
New Listings	446	478	-6.7%	5,011	4,862	+3.1%
Active Listings	1,228	1,049	+17.1%	1,228	1,049	+17.1%
Months of Supply	2.93	2.62	+0.31 mos.	2.93	2.62	+0.31 mos.
Showings	8,056	7,616	+5.8%	63,573	60,354	+5.3%

Housing Market Trends

Local market variation across the Southern Maryland market heading into fall. In August, there was a total of 435 closed sales in Southern Maryland, a 7.4% increase from a year ago. However, in some parts of the region, buyer interest waned last month. New pending sales were down 8.3% year-over-year regionwide, driven by lower new contract activity in Charles and St. Mary's counties. Overall, showing activity was 5.3% higher than a year ago, with more buyer traffic in both Charles and Calvert counties, while showings fell in St. Mary's County.

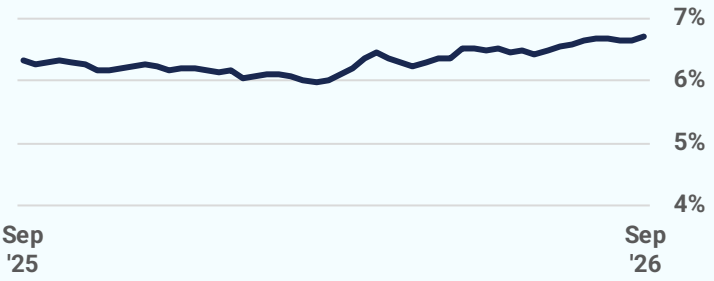
New listings fell in August in Charles and Calvert counties, but listing activity was stronger in St. Mary's County. Overall, there were 446 fresh listings in August in Southern Maryland, a 6.7% drop from a year ago.

The median sold price in August was $442,000 in August. While the median price was relatively flat for the region, the median home price rose in St. Mary's County and fell in both Charles and Calvert counties.

Market Outlook

The Southern Maryland housing market is in a period of transition at the end of the summer. Overall, expect relatively slower market conditions this fall, with slower price growth, growing inventory, and better balance in the market. There will be significant local variation across the regional market heading into fall.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

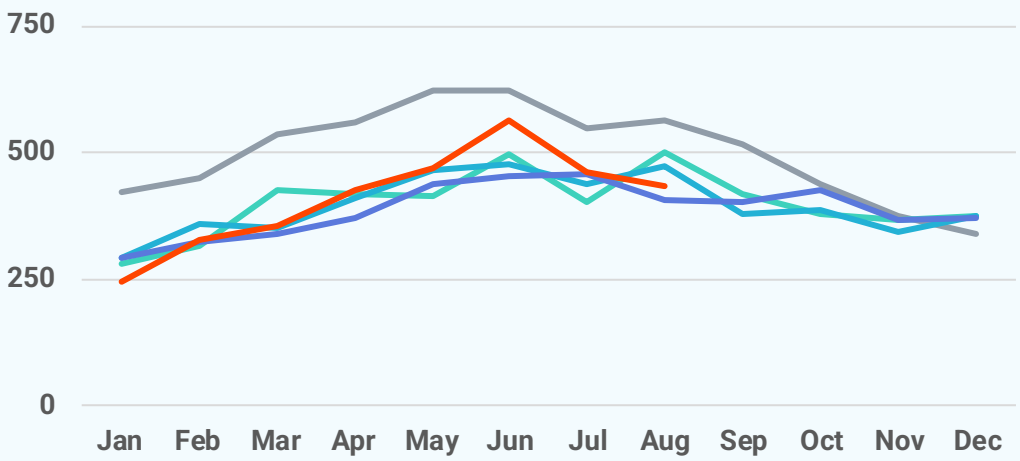
Closed Sales

2026 2025 2024 2023 2022

435
August 2026

+7.4%
Aug '26 vs. Aug '25
(Aug '25: 405)

-5.6%
Aug '26 vs. Jul '26
(Jul '26: 461)



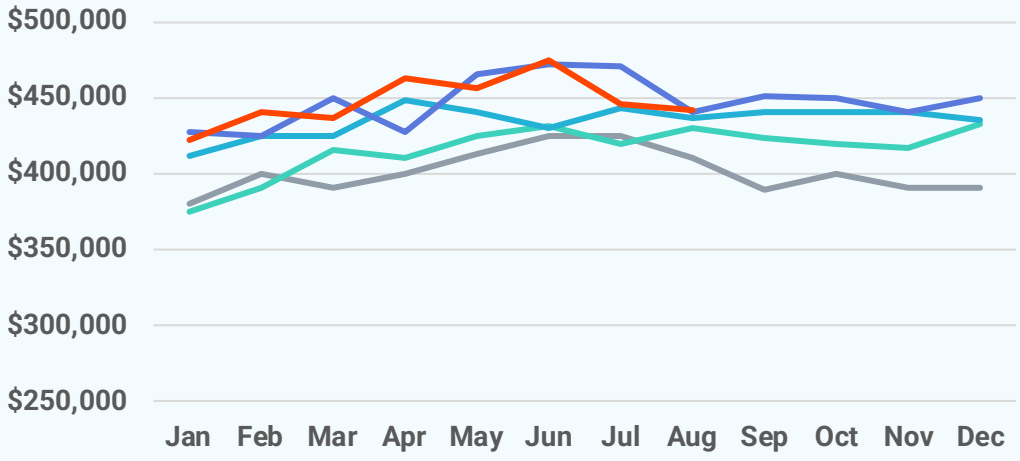
Median Sold Price

2026 2025 2024 2023 2022

$442,000
August 2026

+0.2%
Aug '26 vs. Aug '25
(Aug '25: $441,000)

-0.7%
Aug '26 vs. Jul '26
(Jul '26: $445,000)



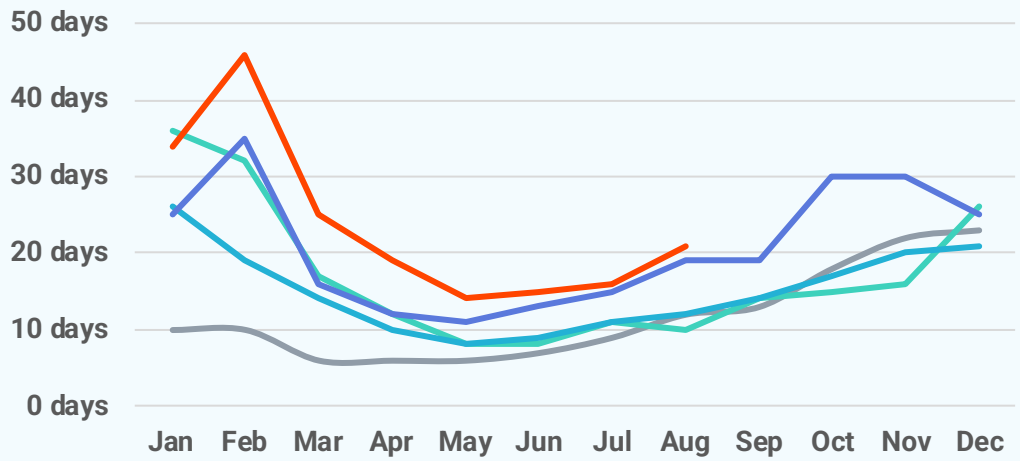
Median Days on Market

2026 2025 2024 2023 2022

21 days
August 2026

+2 days
Aug '26 vs. Aug '25
(Aug '25: 19 days)

+5 days
Aug '26 vs. Jul '26
(Jul '26: 16 days)



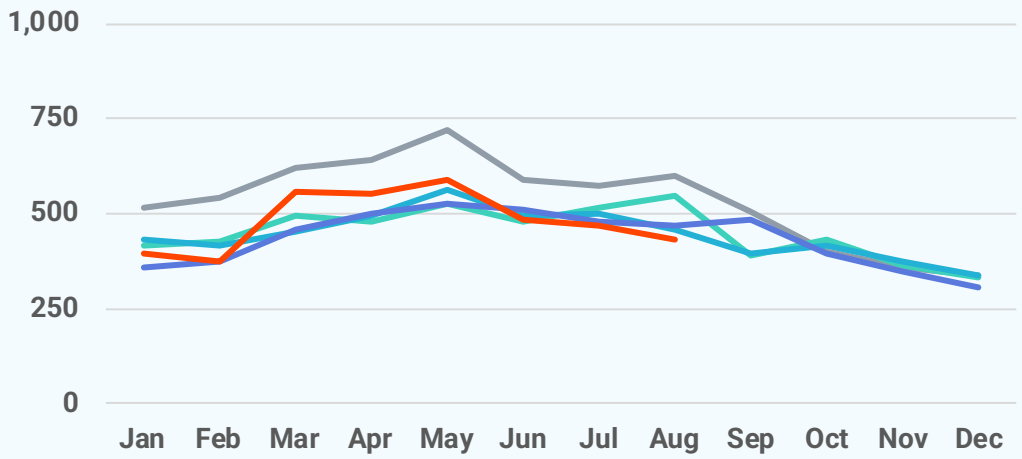
New Pending Sales

2026 2025 2024 2023 2022

429
August 2026

-8.3%
Aug '26 vs. Aug '25
(Aug '25: 468)

-8.3%
Aug '26 vs. Jul '26
(Jul '26: 468)



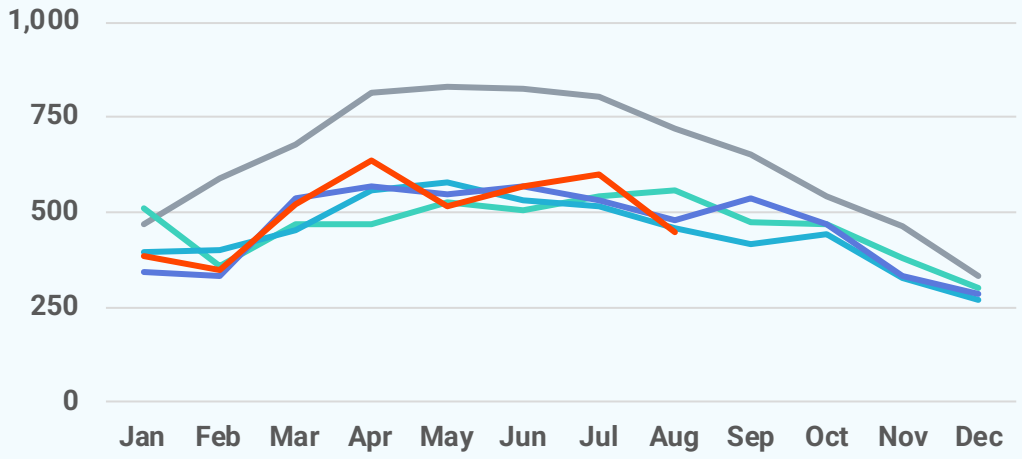
New Listings

2026 2025 2024 2023 2022

446
August 2026

-6.7%
Aug '26 vs. Aug '25
(Aug '25: 478)

-25.3%
Aug '26 vs. Jul '26
(Jul '26: 597)



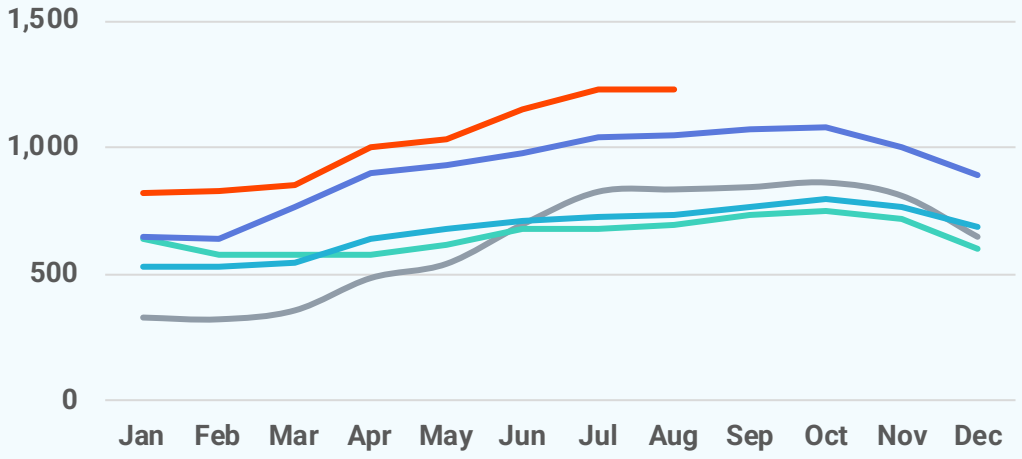
Active Listings

2026 2025 2024 2023 2022

1,228
August 2026

+17.1%
Aug '26 vs. Aug '25
(Aug '25: 1,049)

-0.2%
Aug '26 vs. Jul '26
(Jul '26: 1,231)



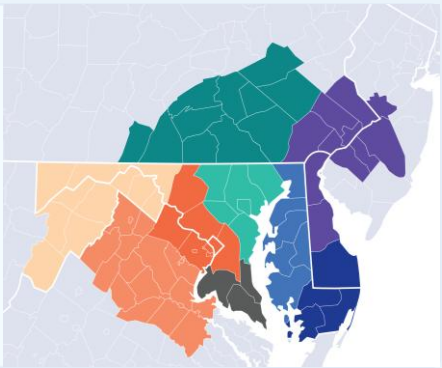
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Southern MD	435	+7.4%	$442,000	+0.2%	21 days	+2 days
Calvert County, MD	113	+4.6%	$475,000	-5.0%	18 days	+10 days
Charles County, MD	207	+8.9%	$435,000	-3.3%	28 days	+0 days
Saint Mary's County, MD	115	+7.5%	$435,000	+4.8%	14 days	-2 days

Local Markets	New Pending Sales		New Listings		Showings	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Southern MD	429	-8.3%	446	-6.7%	8,056	+5.8%
Calvert County, MD	121	+22.2%	121	-1.6%	2,248	+21.0%
Charles County, MD	199	-10.8%	216	-15.3%	4,239	+8.9%
Saint Mary's County, MD	109	-25.3%	109	+9.0%	1,569	-15.9%

Local Markets	Active Listings		Months of Supply	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Southern MD	1,228	+17.1%	2.93	+0.31 months
Calvert County, MD	309	+51.5%	2.97	+0.84 months
Charles County, MD	649	+6.0%	3.25	+0.14 months
Saint Mary's County, MD	270	+15.9%	2.35	+0.15 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

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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com

Southern Maryland

August 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 4, 2026

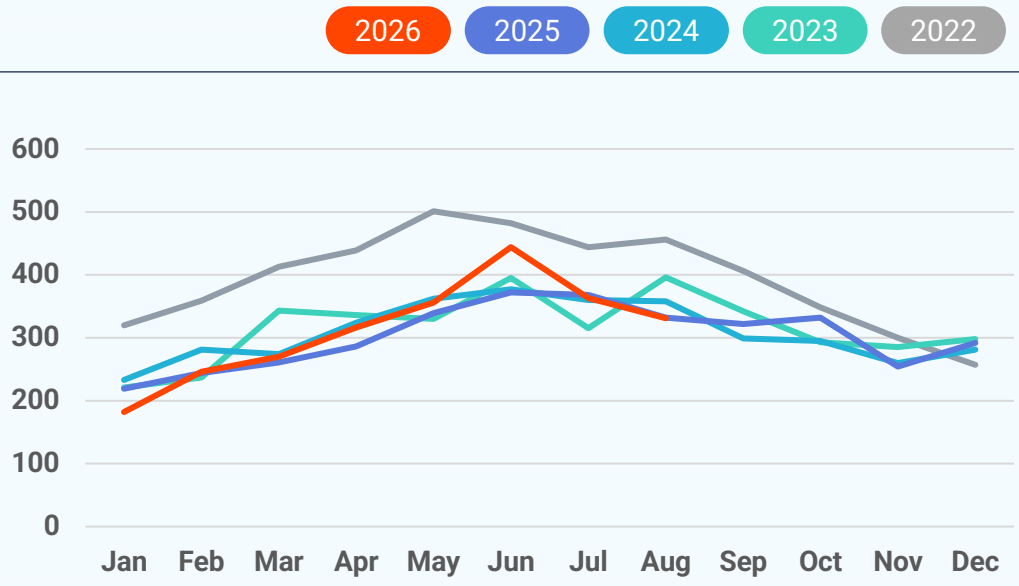
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	331	332	-0.3%
Median Sold Price	$469,990	$465,000	+1.1%
Median Days on Market	18 days	17 days	+1 day
New Pending Sales	341	377	-9.5%
New Listings	360	372	-3.2%
Active Listings	985	827	+19.1%
Months of Supply	3.09	2.68	+0.41 mos.

Closed Sales

331
August 2026

-0.3%
Aug '26 vs. Aug '25
(Aug '25: 332)

-8.8%
Aug '26 vs. Jul '26
(Jul '26: 363)



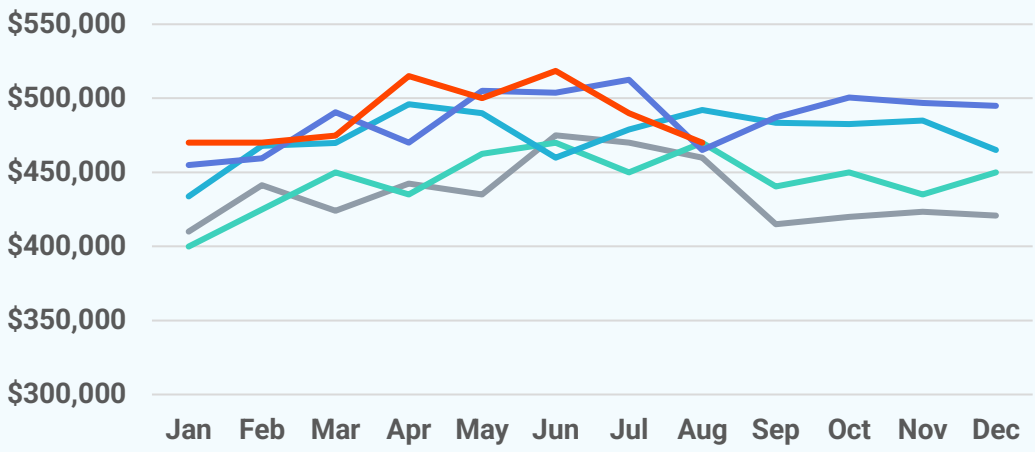
Median Sold Price

2026 2025 2024 2023 2022

$469,990
August 2026

+1.1%
Aug '26 vs. Aug '25
(Aug '25: $465,000)

-4.1%
Aug '26 vs. Jul '26
(Jul '26: $490,000)



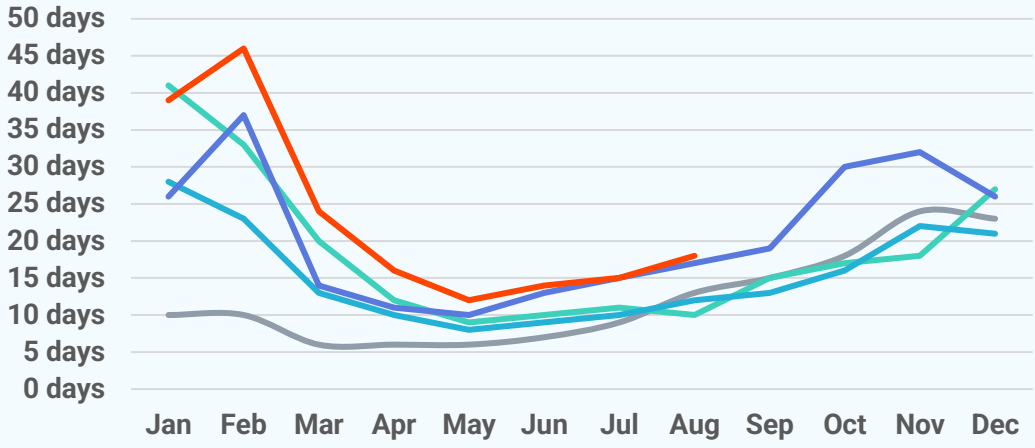
Median Days on Market

2026 2025 2024 2023 2022

18 days
August 2026

+1 day
Aug '26 vs. Aug '25
(Aug '25: 17 days)

+3 days
Aug '26 vs. Jul '26
(Jul '26: 15 days)



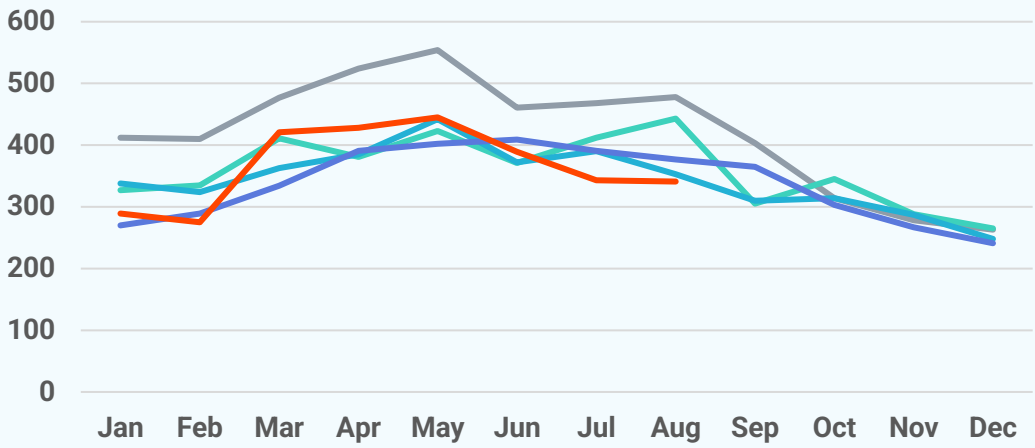
New Pending Sales

2026 2025 2024 2023 2022

341
August 2026

-9.5%
Aug '26 vs. Aug '25
(Aug '25: 377)

-0.6%
Aug '26 vs. Jul '26
(Jul '26: 343)



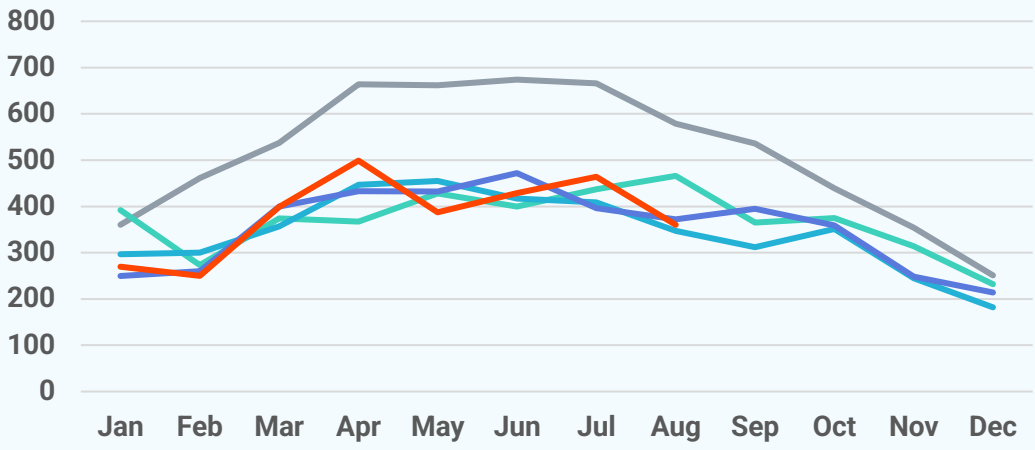
New Listings

2026 2025 2024 2023 2022

360
August 2026

-3.2%
Aug '26 vs. Aug '25
(Aug '25: 372)

-22.4%
Aug '26 vs. Jul '26
(Jul '26: 464)



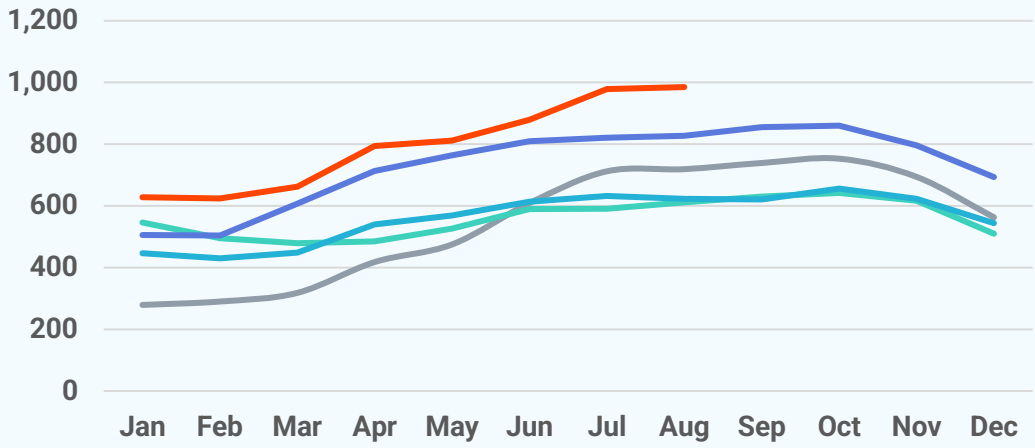
Active Listings

2026 2025 2024 2023 2022

985
August 2026

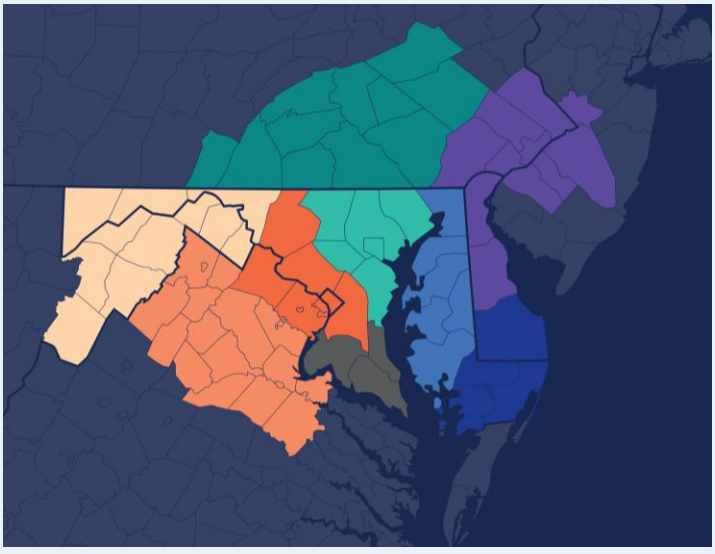
+19.1%
Aug '26 vs. Aug '25
(Aug '25: 827)

+0.6%
Aug '26 vs. Jul '26
(Jul '26: 979)



About Bright MLS

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Southern Maryland

August 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 4, 2026

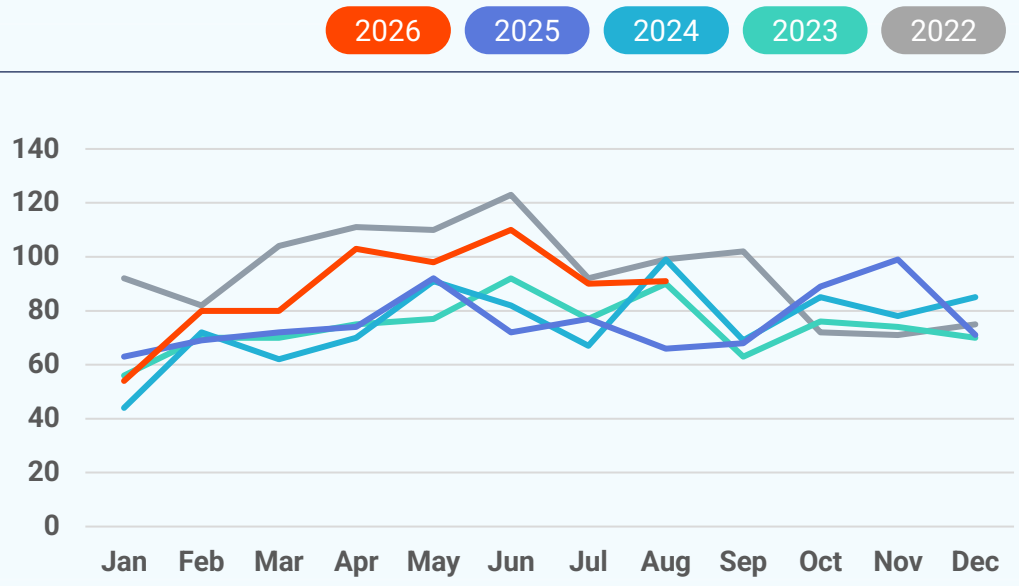
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	91	66	+37.9%
Median Sold Price	$400,000	$392,500	+1.9%
Median Days on Market	34 days	27 days	+7 days
New Pending Sales	76	79	-3.8%
New Listings	77	93	-17.2%
Active Listings	223	198	+12.6%
Months of Supply	2.45	2.41	+0.04 mos.

Closed Sales

91
August 2026

+37.9%
Aug '26 vs. Aug '25
(Aug '25: 66)

+1.1%
Aug '26 vs. Jul '26
(Jul '26: 90)



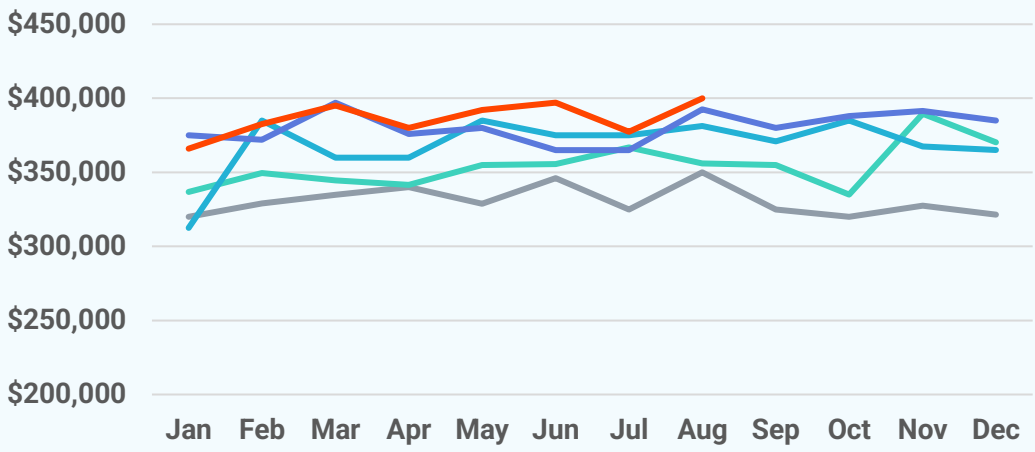
Median Sold Price

2026 2025 2024 2023 2022

$400,000
August 2026

+1.9%
Aug '26 vs. Aug '25
(Aug '25: $392,500)

+6.0%
Aug '26 vs. Jul '26
(Jul '26: $377,500)



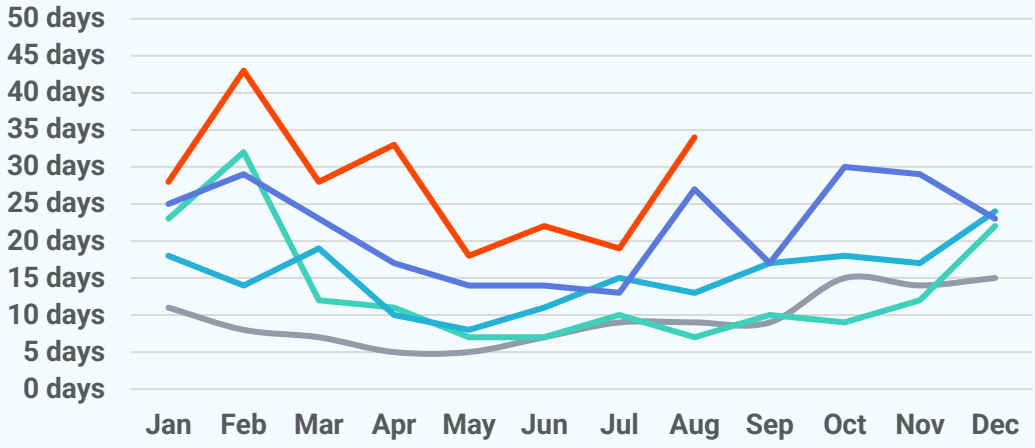
Median Days on Market

2026 2025 2024 2023 2022

34 days
August 2026

+7 days
Aug '26 vs. Aug '25
(Aug '25: 27 days)

+15 days
Aug '26 vs. Jul '26
(Jul '26: 19 days)



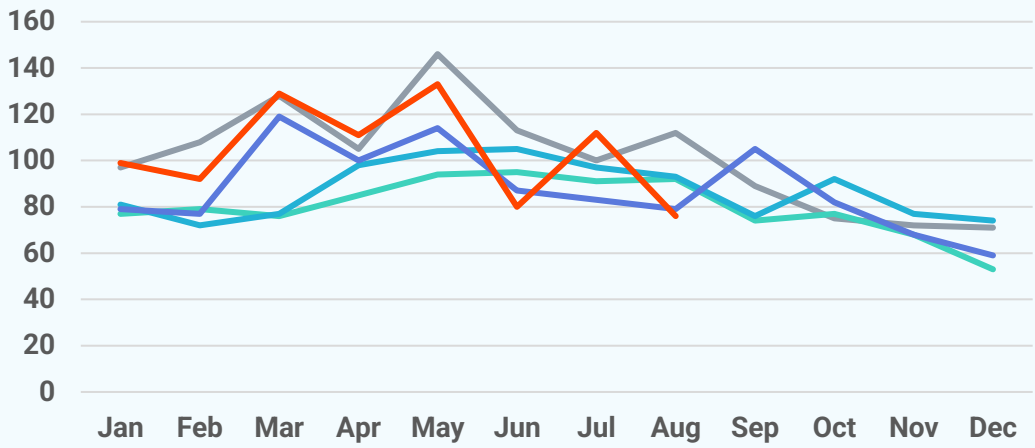
New Pending Sales

2026 2025 2024 2023 2022

76
August 2026

-3.8%
Aug '26 vs. Aug '25
(Aug '25: 79)

-32.1%
Aug '26 vs. Jul '26
(Jul '26: 112)



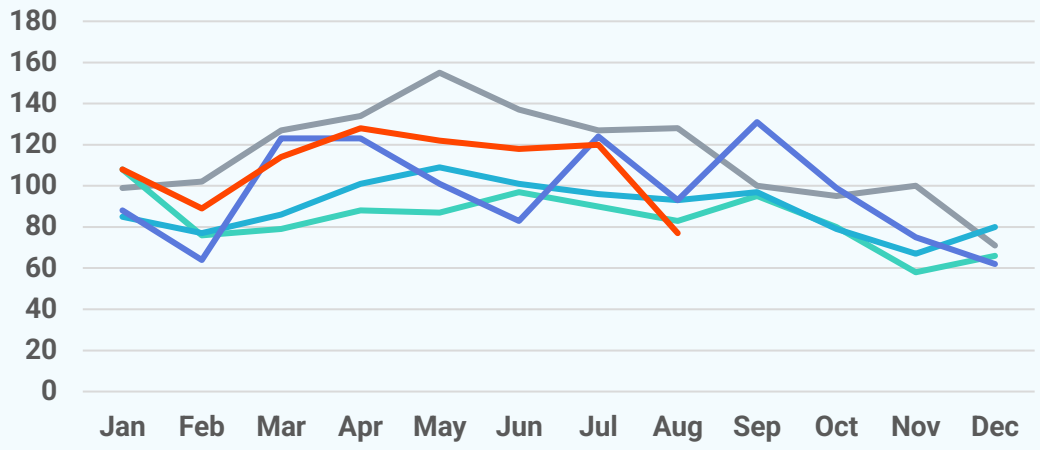
New Listings

2026 2025 2024 2023 2022

77
August 2026

-17.2%
Aug '26 vs. Aug '25
(Aug '25: 93)

-35.8%
Aug '26 vs. Jul '26
(Jul '26: 120)



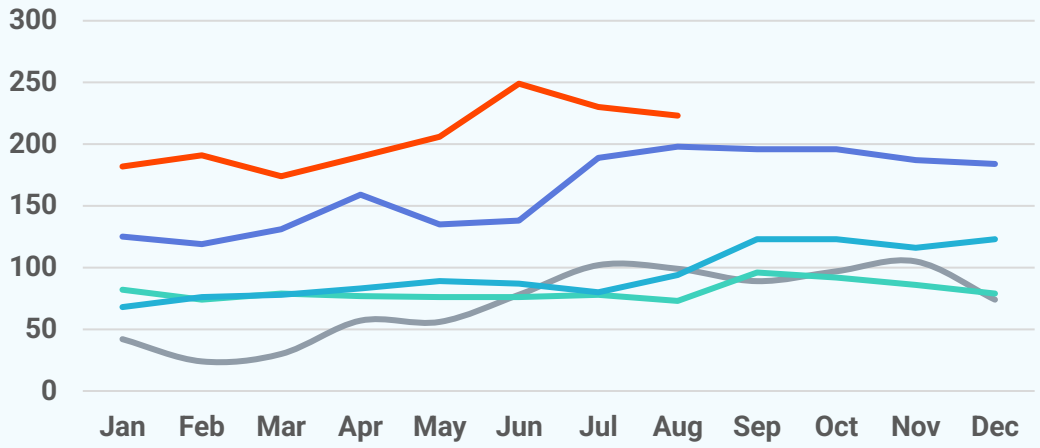
Active Listings

2026 2025 2024 2023 2022

223
August 2026

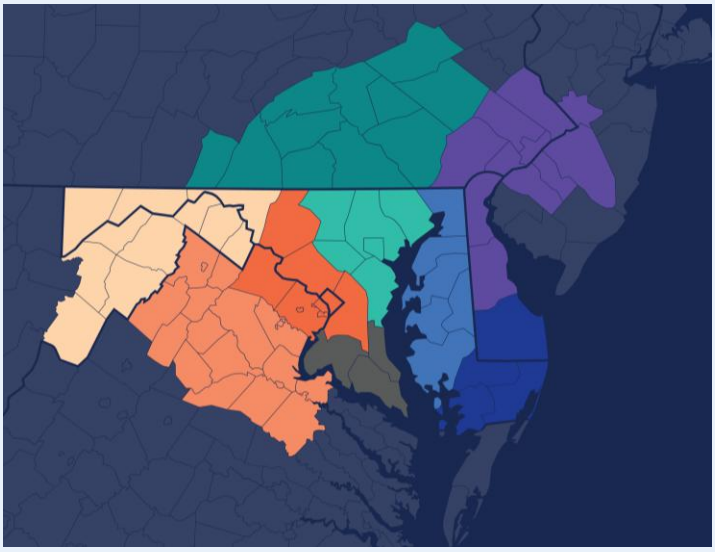
+12.6%
Aug '26 vs. Aug '25
(Aug '25: 198)

-3.0%
Aug '26 vs. Jul '26
(Jul '26: 230)



About Bright MLS

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Southern Maryland

August 2026 Condos Report

Prepared by Bright Research

Data as of September 4, 2026

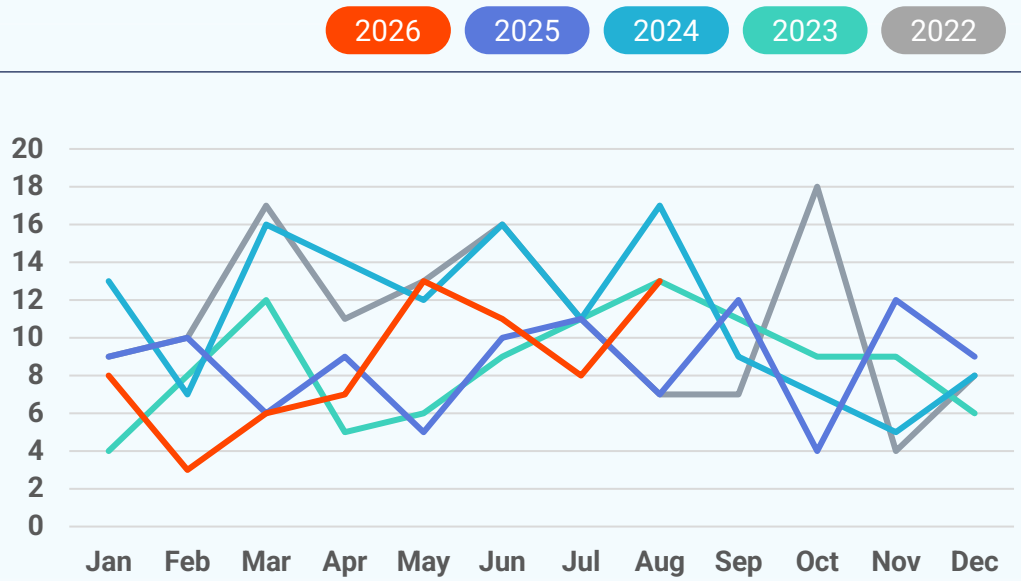
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	13	7	+85.7%
Median Sold Price	$320,000	$379,000	-15.6%
Median Days on Market	20 days	39 days	-19 days
New Pending Sales	12	12	+0.0%
New Listings	9	13	-30.8%
Active Listings	20	24	-16.7%
Months of Supply	2.22	3.00	-0.78 mos.

Closed Sales

13
August 2026

+85.7%
Aug '26 vs. Aug '25
(Aug '25: 7)

+62.5%
Aug '26 vs. Jul '26
(Jul '26: 8)



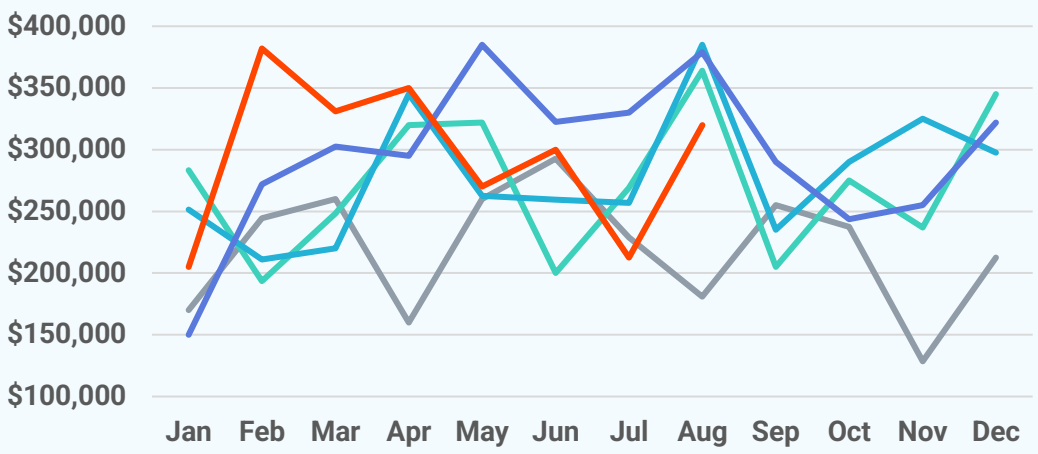
Median Sold Price

2026 2025 2024 2023 2022

$320,000
August 2026

-15.6%
Aug '26 vs. Aug '25
(Aug '25: $379,000)

+50.6%
Aug '26 vs. Jul '26
(Jul '26: $212,500)



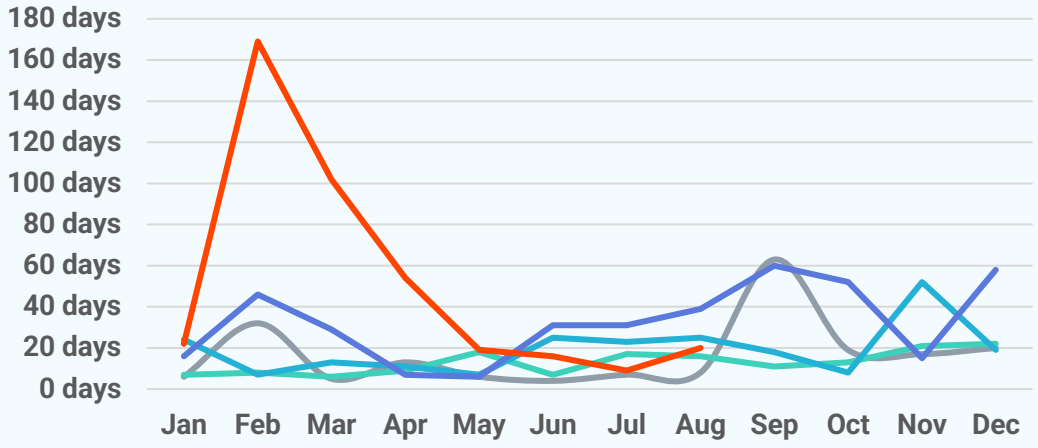
Median Days on Market

2026 2025 2024 2023 2022

20 days
August 2026

-19 days
Aug '26 vs. Aug '25
(Aug '25: 39 days)

+11 days
Aug '26 vs. Jul '26
(Jul '26: 9 days)



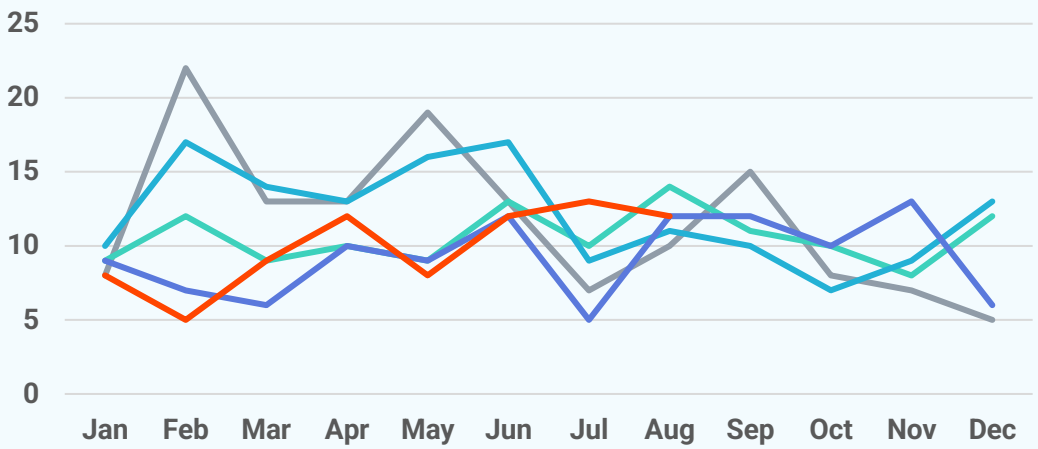
New Pending Sales

2026 2025 2024 2023 2022

12
August 2026

+0.0%
Aug '26 vs. Aug '25
(Aug '25: 12)

-7.7%
Aug '26 vs. Jul '26
(Jul '26: 13)



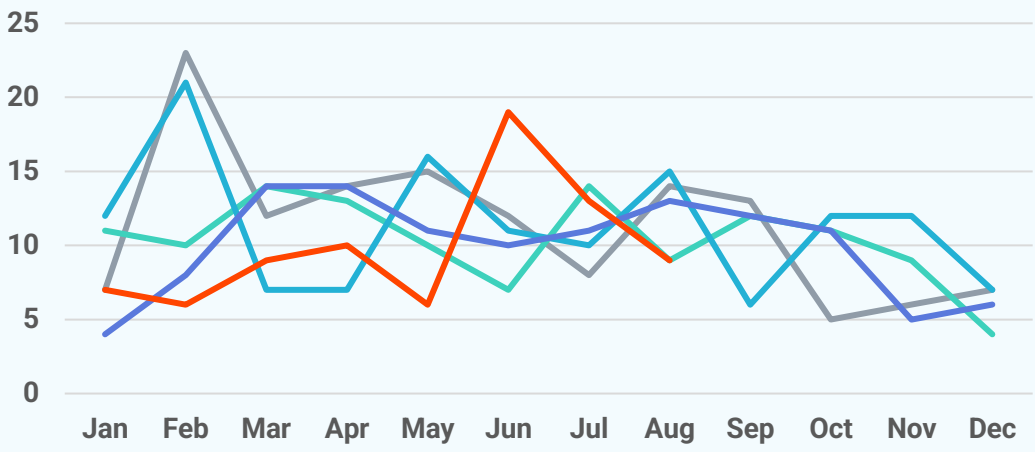
New Listings

2026 2025 2024 2023 2022

9
August 2026

-30.8%
Aug '26 vs. Aug '25
(Aug '25: 13)

-30.8%
Aug '26 vs. Jul '26
(Jul '26: 13)



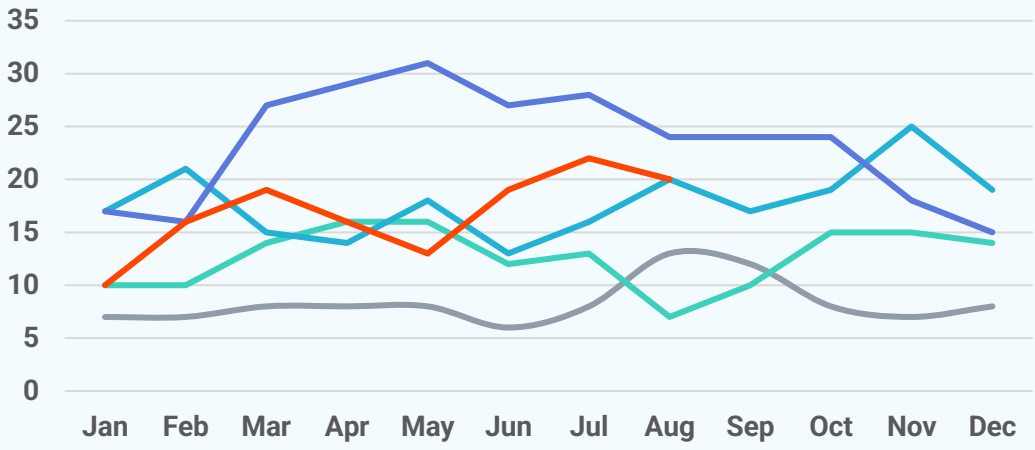
Active Listings

2026 2025 2024 2023 2022

20
August 2026

-16.7%
Aug '26 vs. Aug '25
(Aug '25: 24)

-9.1%
Aug '26 vs. Jul '26
(Jul '26: 22)



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