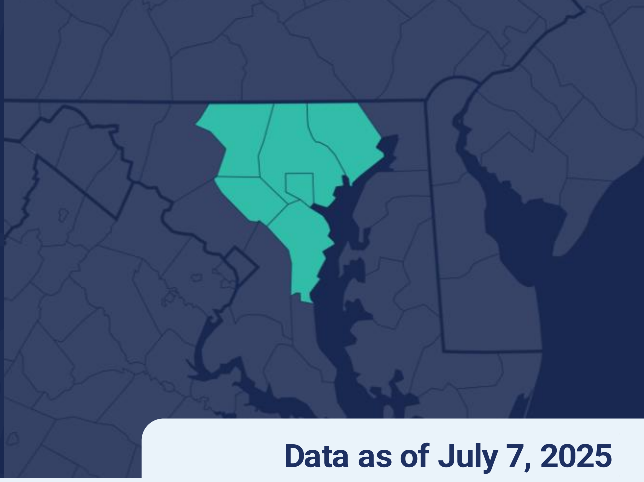
Baltimore Metro

June 2025 Housing Market Report

Prepared by Bright Research



Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	3,076	2,905	+5.9%	15,214	15,195	+0.1%
Median Sold Price	$425,000	$412,500	+3.0%	$394,000	$380,000	+3.7%
Median Days on Market	9 days	7 days	+2 days	11 days	9 days	+2 days
New Pending Sales	3,232	3,190	+1.3%	16,735	16,900	-1.0%
New Listings	3,211	3,244	-1.0%	21,641	20,881	+3.6%
Active Listings	5,752	4,530	+27.0%	5,752	4,530	+27.0%
Months of Supply	2.17	1.76	+0.41 mos.	2.17	1.76	+0.41 mos.
Showings	57,090	57,496	-0.7%	327,426	348,183	-6.0%

Housing Market Trends

Home prices hit a new record high in June in the Baltimore metro area. The median sold price last month was $425,000, which is 3.0% higher than a year ago and a new high for the region. Median sold prices of detached homes and townhomes were both records in June, while condo prices remained below recent highs.

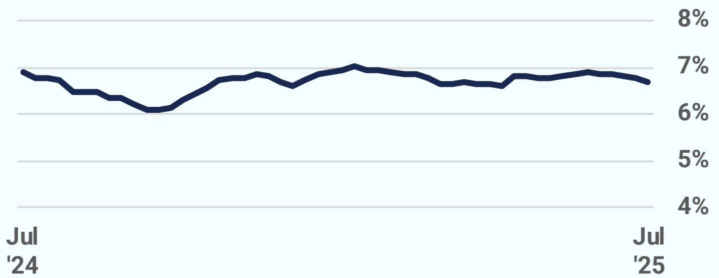
Sales were stronger than a year ago, largely because 7% mortgage rates depressed last June's closed sales number. There were 3,076 closed sales in the Baltimore region, up 5.9% year-over-year. The number of new pending sales was also up slightly, gaining 1.3% compared to last June.

The number of new listings coming onto the market continues to be limited. In June, there were 3,211 new listings across the Baltimore metro area, a 1.0% decline from last year. However, there was a lot of variation across the region, with new listings up strongly in Carroll County and down significantly in Harford County.

Market Outlook

Despite the new record high home price, housing market activity in the Baltimore region is generally tracking at or below last year's level. Showing activity in June was down 0.7% compared to last year, reflecting buyers' hesitation amidst elevated mortgage rates, high home prices, and economic uncertainty. Mortgage rates will remain in the high-6 percent range throughout the summer which will mean a continued sluggish housing market in the Baltimore metro area.

Weekly Avg. Mortgage Rate 30-yr fixed rate



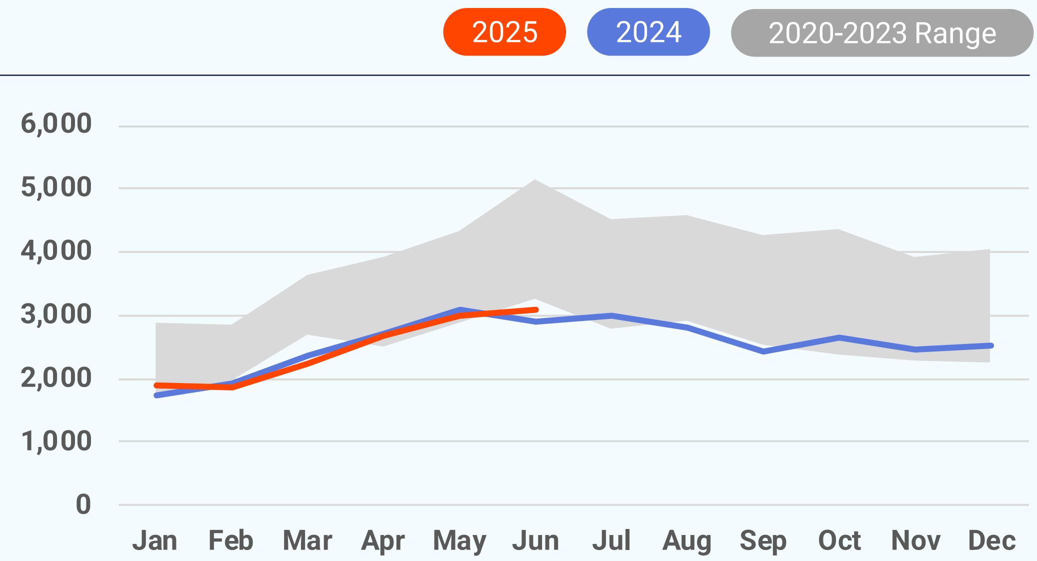
Source: Freddie Mac

Closed Sales

3,076
June 2025

+5.9%
Jun '25 vs. Jun '24
(Jun '24: 2,905)

+2.3%
Jun '25 vs. May '25
(May '25: 3,008)

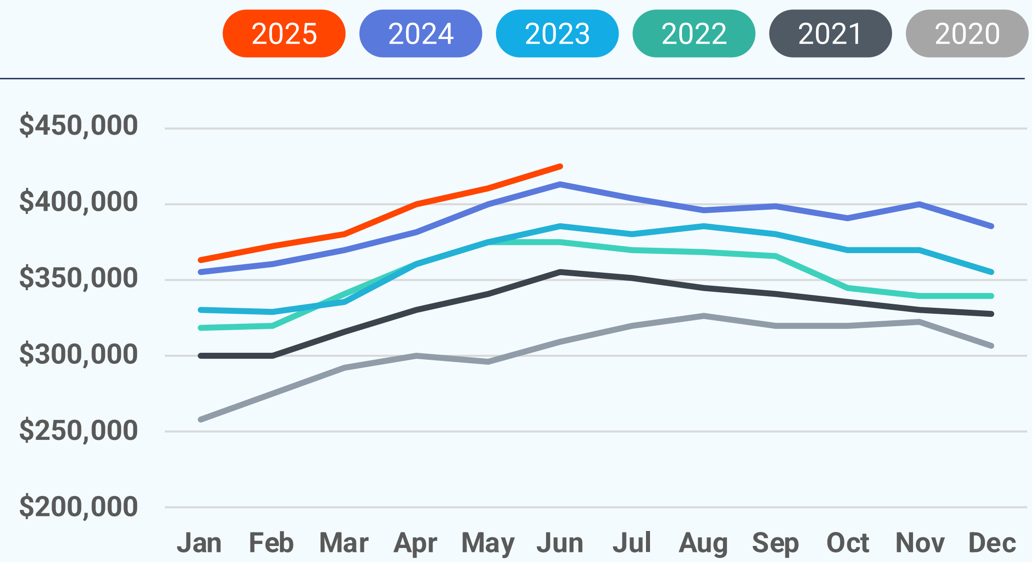


Median Sold Price

$425,000
June 2025

+3.0%
Jun '25 vs. Jun '24
(Jun '24: $412,500)

+3.7%
Jun '25 vs. May '25
(May '25: $410,000)

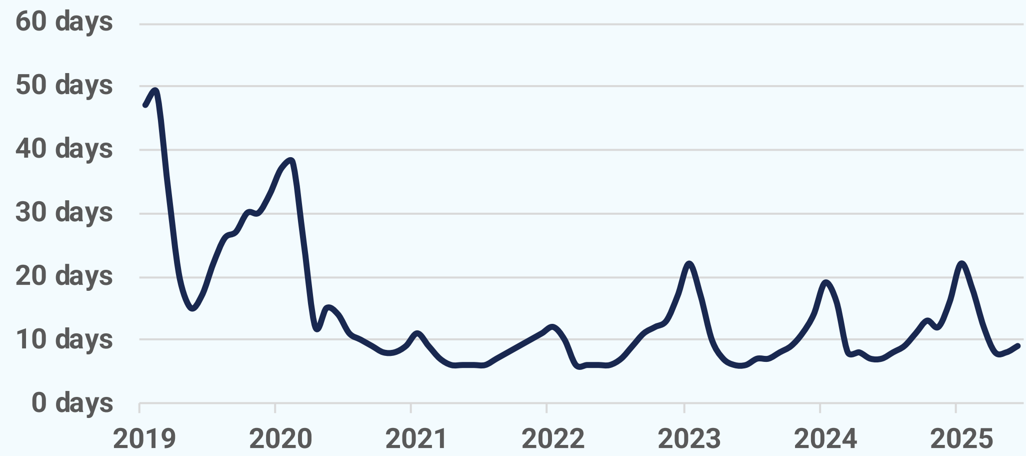


Median Days on Market

9 days
June 2025

+2 days
Jun '25 vs. Jun '24
(Jun '24: 7 days)

+1 day
Jun '25 vs. May '25
(May '25: 8 days)

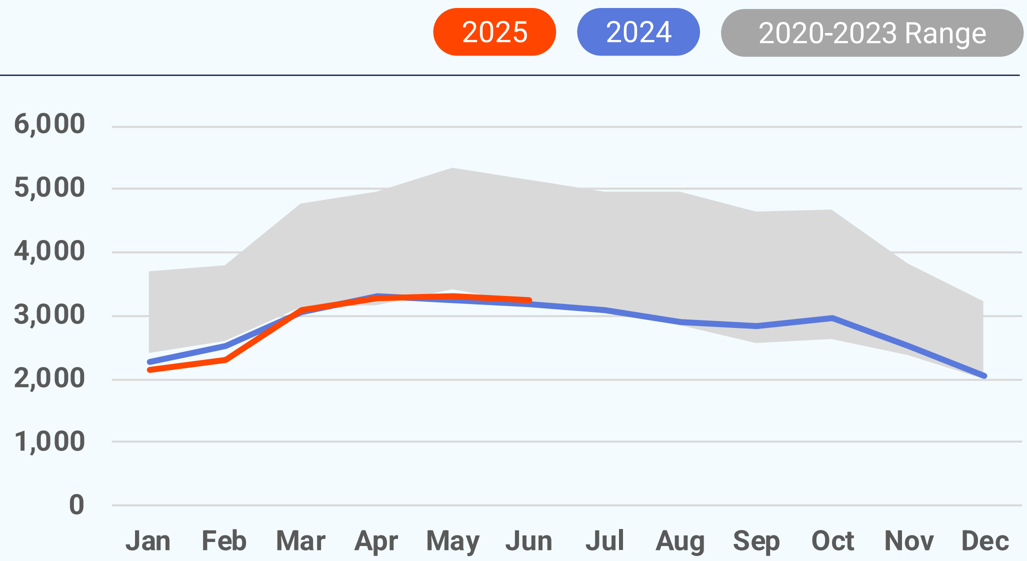


New Pending Sales

3,232
June 2025

+1.3%
Jun '25 vs. Jun '24
(Jun '24: 3,190)

-2.4%
Jun '25 vs. May '25
(May '25: 3,310)

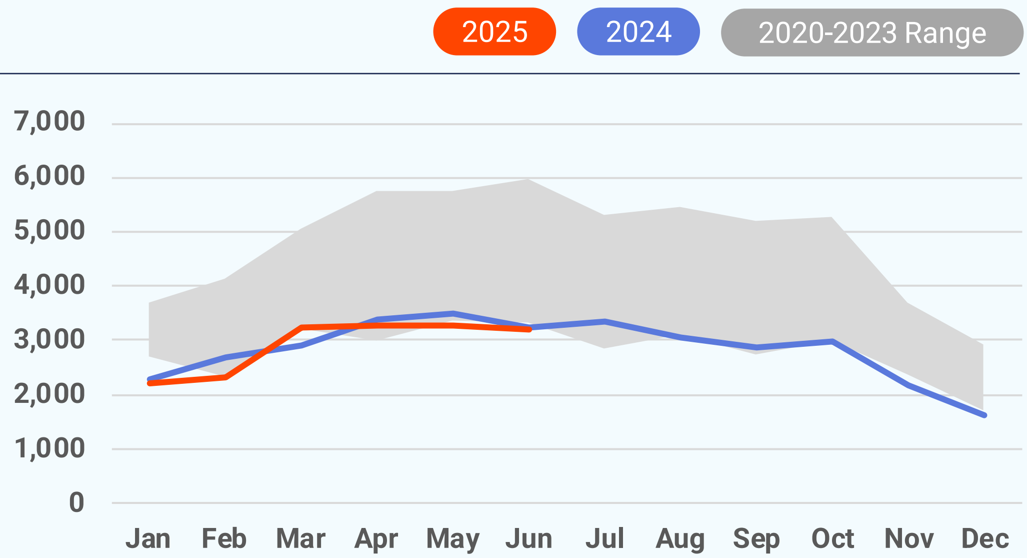


New Listings

3,211
June 2025

-1.0%
Jun '25 vs. Jun '24
(Jun '24: 3,244)

-2.1%
Jun '25 vs. May '25
(May '25: 3,279)



Active Listings

5,752
June 2025

+27.0%
Jun '25 vs. Jun '24
(Jun '24: 4,530)

+5.8%
Jun '25 vs. May '25
(May '25: 5,439)

Local Markets

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Baltimore Metro	3,076	+5.9%	$425,000	+3.0%	9 days	+2 days
Anne Arundel County, MD	728	+9.8%	$530,000	+5.0%	8 days	+2 days
Baltimore City, MD	699	+8.0%	$252,750	+4.2%	19 days	+2 days
Baltimore County, MD	771	-4.5%	$389,990	+4.0%	9 days	+2 days
Carroll County, MD	181	+13.8%	$474,500	-1.6%	7 days	+1 day
Harford County, MD	318	+20.0%	$400,495	+2.7%	7 days	+1 day
Howard County, MD	379	+4.1%	$665,000	+0.8%	7 days	+1 day

Local Markets

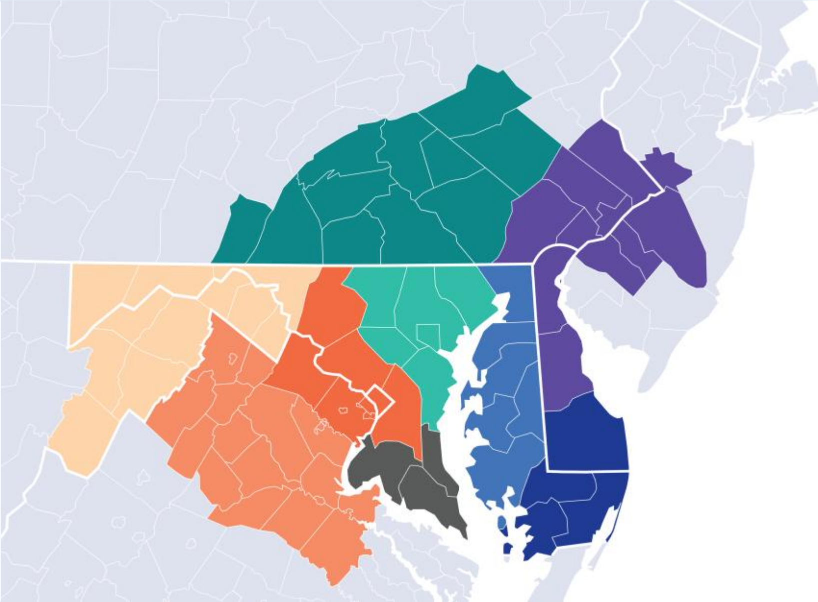
Local Markets	New Pending Sales		New Listings		Showings	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Baltimore Metro	3,232	+1.3%	3,211	-1.0%	57,090	-0.7%
Anne Arundel County, MD	766	+7.0%	709	+1.0%	12,935	-7.9%
Baltimore City, MD	709	-10.4%	887	-7.9%	12,281	-9.1%
Baltimore County, MD	839	-0.5%	791	+4.5%	15,461	+2.3%
Carroll County, MD	214	-0.9%	169	-22.1%	3,412	+11.4%
Harford County, MD	346	+23.1%	357	+24.0%	4,796	+4.4%
Howard County, MD	358	+4.4%	298	-6.0%	8,205	+14.5%

Local Markets

	Active Listings		Months of Supply	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Baltimore Metro	5,752	+27.0%	2.17	+0.41 months
Anne Arundel County, MD	1,112	+47.7%	1.83	+0.53 months
Baltimore City, MD	2,209	+10.5%	3.40	+0.33 months
Baltimore County, MD	1,246	+32.3%	1.77	+0.4 months
Carroll County, MD	278	+36.9%	1.79	+0.33 months
Harford County, MD	482	+35.4%	1.86	+0.33 months
Howard County, MD	425	+54.0%	1.55	+0.57 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

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

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Baltimore Metro

June 2025
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2025

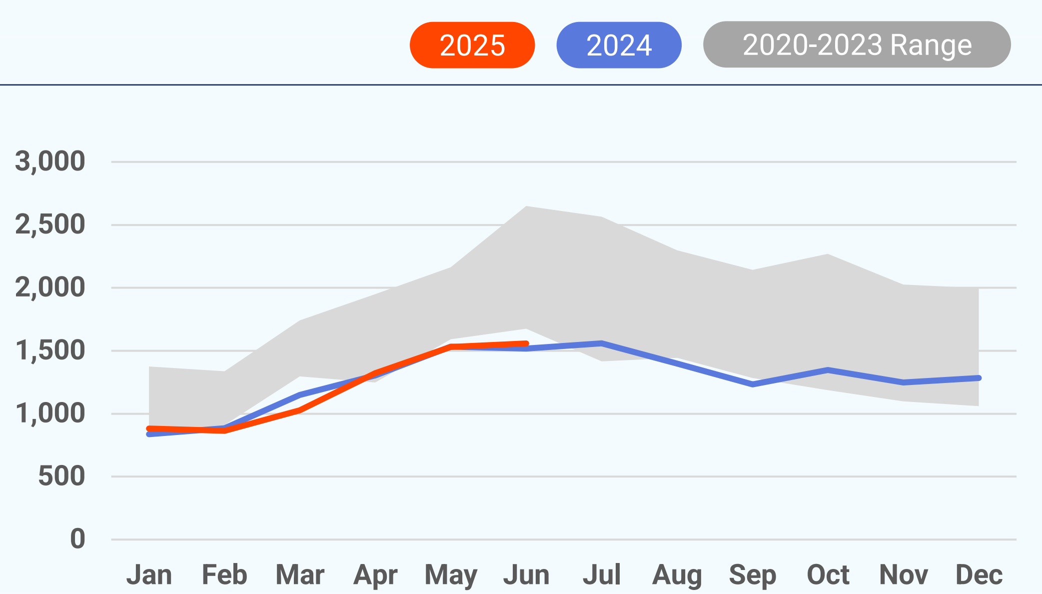
Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	1,558	1,517	+2.7%
Median Sold Price	$550,000	$525,000	+4.8%
Median Days on Market	8 days	7 days	+1 day
New Pending Sales	1,697	1,628	+4.2%
New Listings	1,496	1,511	-1.0%
Active Listings	2,672	1,960	+36.3%
Months of Supply	2.04	1.55	+0.49 mos.

Closed Sales

1,558
June 2025

+2.7%
Jun '25 vs. Jun '24
(Jun '24: 1,517)

+1.9%
Jun '25 vs. May '25
(May '25: 1,529)

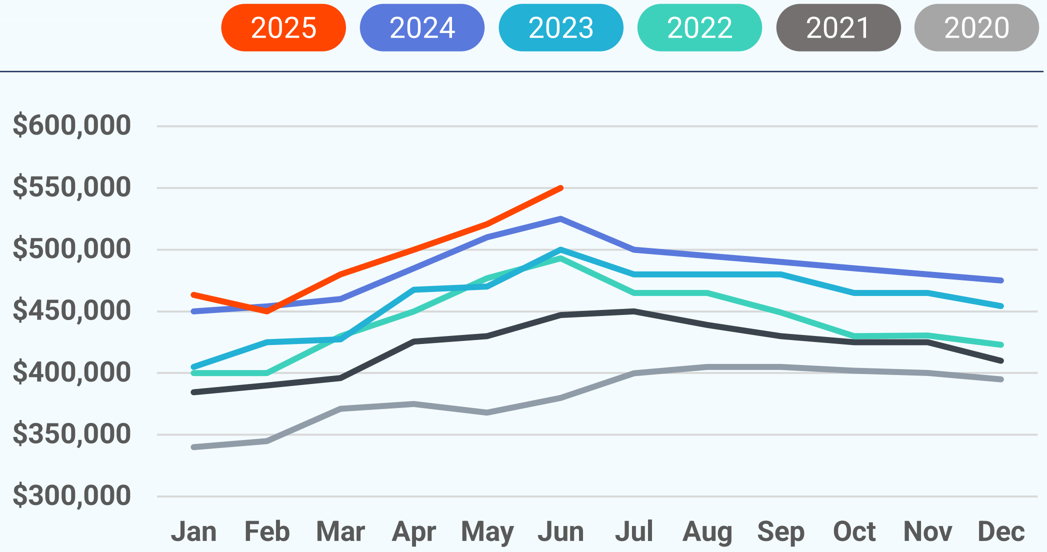


Median Sold Price

$550,000
June 2025

+4.8%
Jun '25 vs. Jun '24
(Jun '24: $525,000)

+5.6%
Jun '25 vs. May '25
(May '25: $520,600)



Median Days on Market

8 days
June 2025

+1 day
Jun '25 vs. Jun '24
(Jun '24: 7 days)

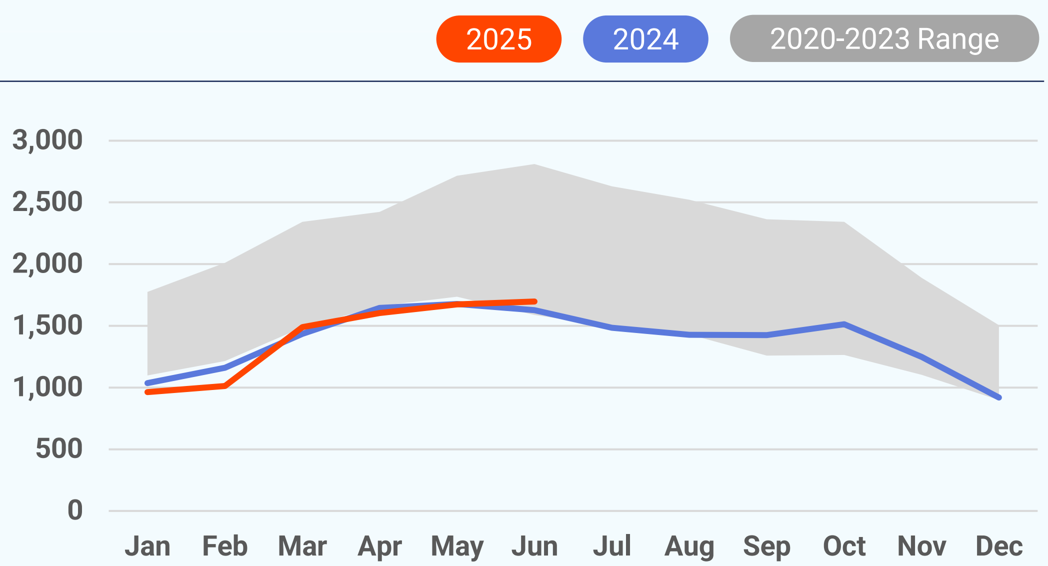
+1 day
Jun '25 vs. May '25
(May '25: 7 days)

New Pending Sales

1,697
June 2025

+4.2%
Jun '25 vs. Jun '24
(Jun '24: 1,628)

+1.3%
Jun '25 vs. May '25
(May '25: 1,675)

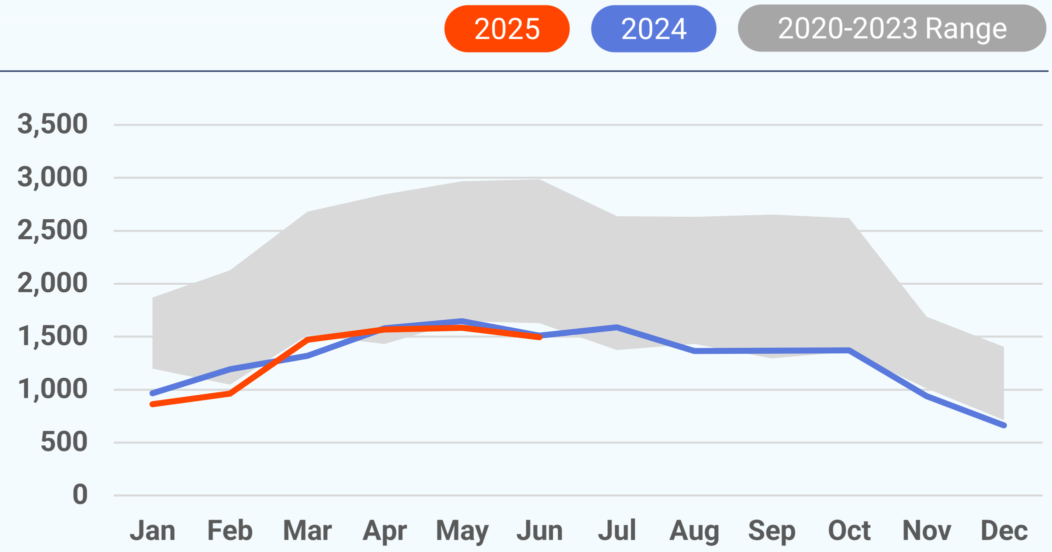


New Listings

1,496
June 2025

-1.0%
Jun '25 vs. Jun '24
(Jun '24: 1,511)

-5.6%
Jun '25 vs. May '25
(May '25: 1,584)



Active Listings

2,672
June 2025

+36.3%
Jun '25 vs. Jun '24
(Jun '24: 1,960)

+3.7%
Jun '25 vs. May '25
(May '25: 2,577)

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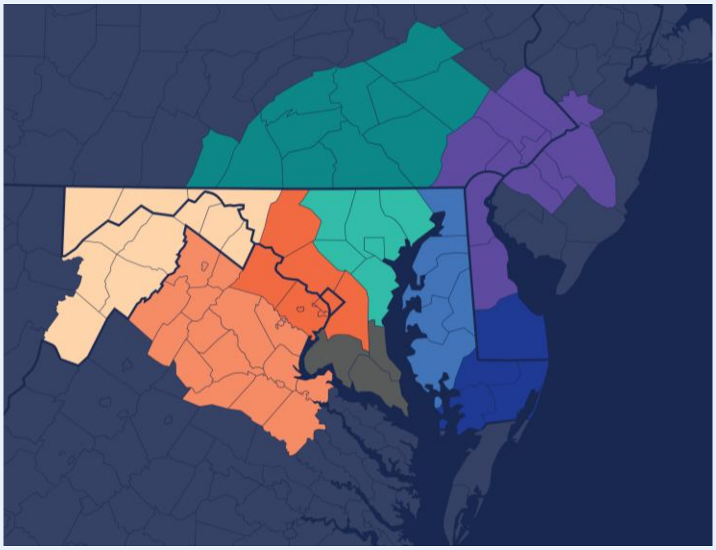


Baltimore Metro

June 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2025

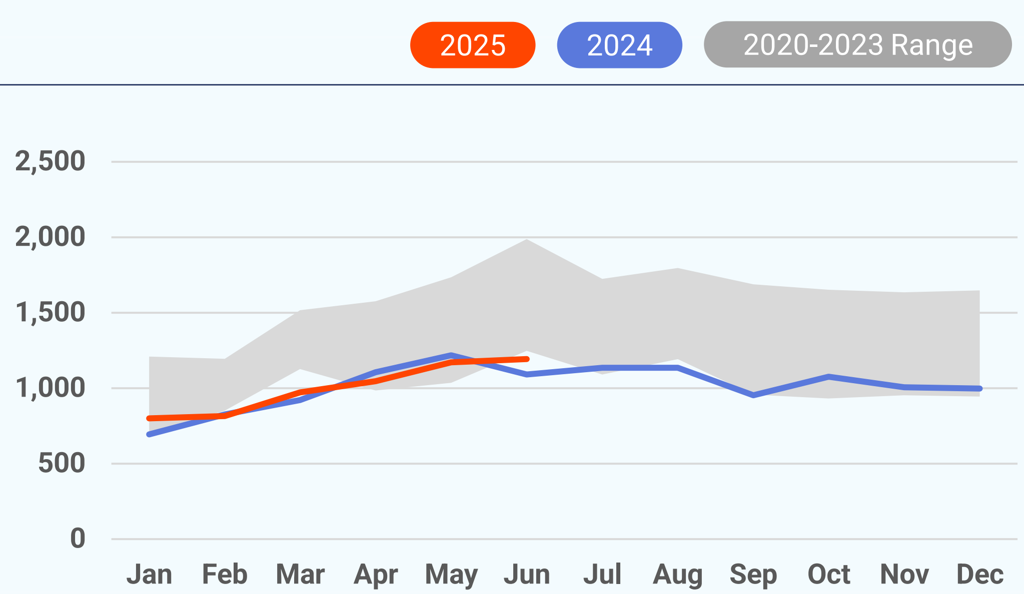
Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	1,193	1,091	+9.3%
Median Sold Price	$330,000	$321,250	+2.7%
Median Days on Market	10 days	9 days	+1 day
New Pending Sales	1,215	1,232	-1.4%
New Listings	1,398	1,418	-1.4%
Active Listings	2,393	2,133	+12.2%
Months of Supply	2.23	2.05	+0.18 mos.

Closed Sales

1,193
June 2025

+9.3%
Jun '25 vs. Jun '24
(Jun '24: 1,091)

+1.8%
Jun '25 vs. May '25
(May '25: 1,172)

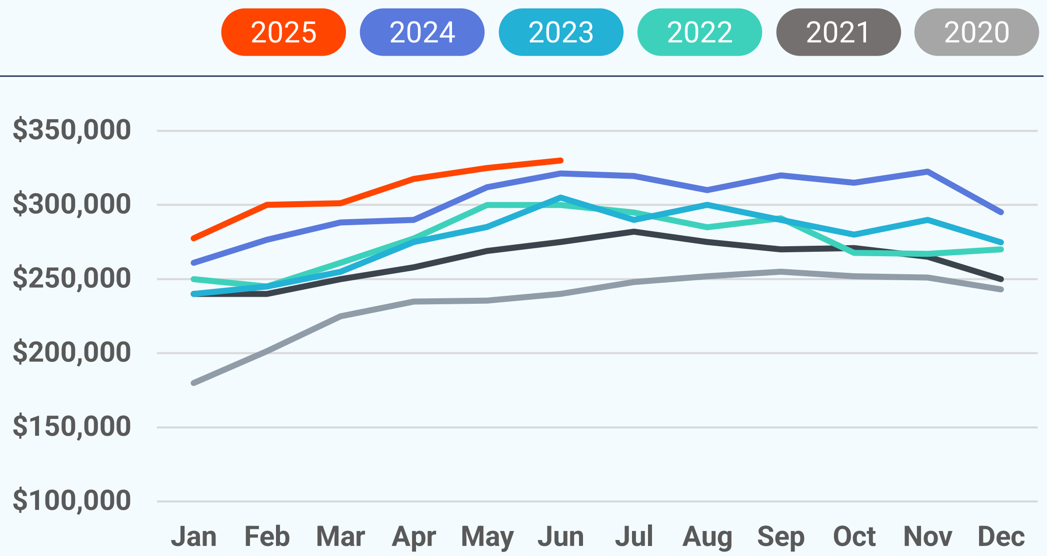


Median Sold Price

$330,000
June 2025

+2.7%
Jun '25 vs. Jun '24
(Jun '24: $321,250)

+1.5%
Jun '25 vs. May '25
(May '25: $325,000)



Median Days on Market

10 days
June 2025

+1 day
Jun '25 vs. Jun '24
(Jun '24: 9 days)

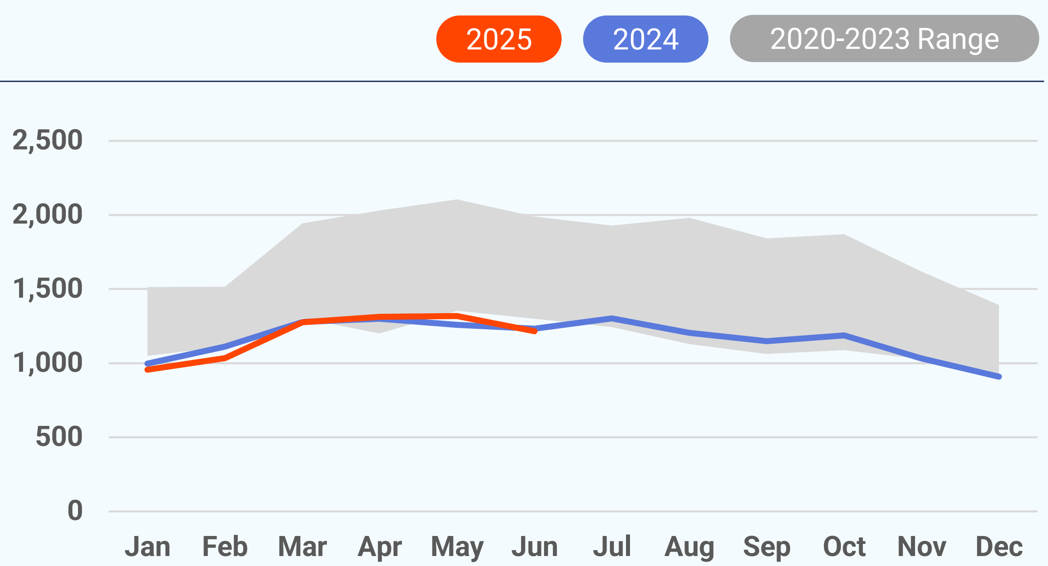
+1 day
Jun '25 vs. May '25
(May '25: 9 days)

New Pending Sales

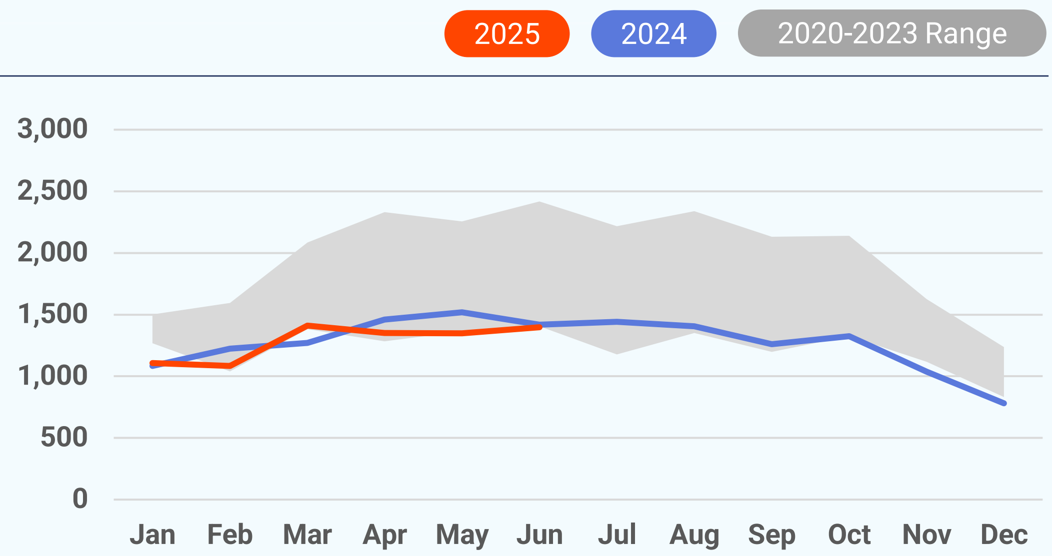
1,215
June 2025

-1.4%
Jun '25 vs. Jun '24
(Jun '24: 1,232)

-7.8%
Jun '25 vs. May '25
(May '25: 1,318)



New Listings



1,398
June 2025

-1.4%
Jun '25 vs. Jun '24
(Jun '24: 1,418)

+3.6%
Jun '25 vs. May '25
(May '25: 1,349)

Active Listings

2,393
June 2025

+12.2%
Jun '25 vs. Jun '24
(Jun '24: 2,133)

+9.4%
Jun '25 vs. May '25
(May '25: 2,187)

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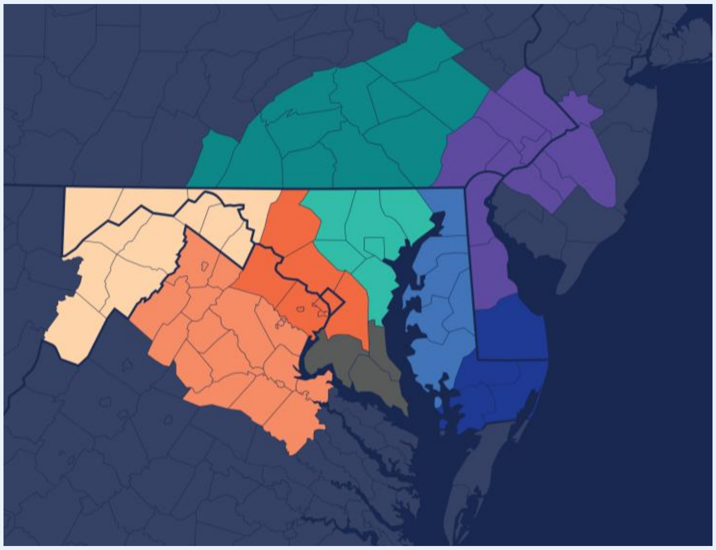


Baltimore Metro

June 2025 Condos Report

Prepared by Bright Research

Data as of July 7, 2025

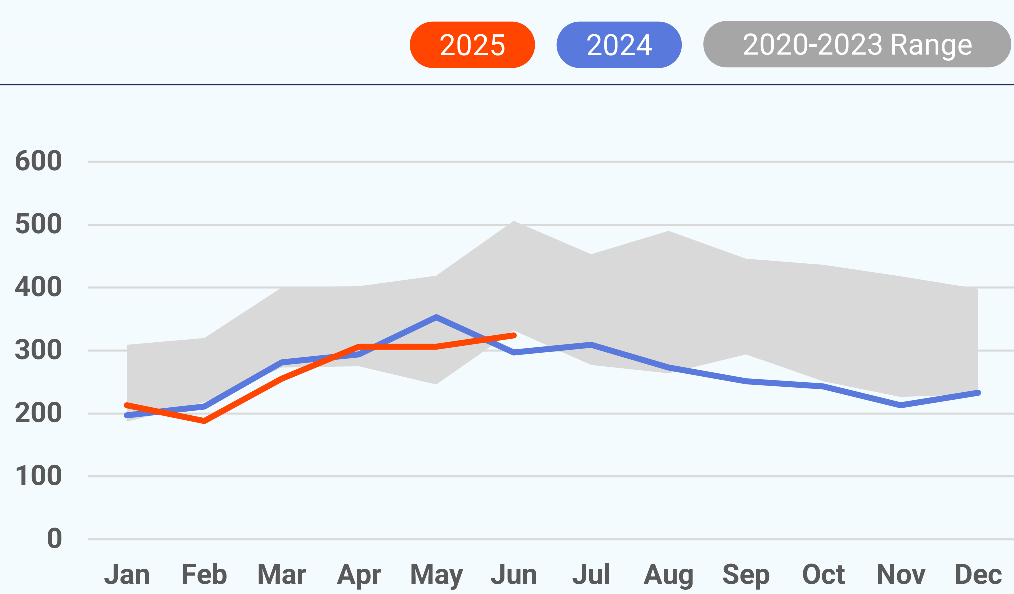
Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	324	297	+9.1%
Median Sold Price	$315,000	$310,000	+1.6%
Median Days on Market	14 days	8 days	+6 days
New Pending Sales	318	326	-2.5%
New Listings	317	313	+1.3%
Active Listings	687	437	+57.2%
Months of Supply	2.55	1.60	+0.95 mos.

Closed Sales

324
June 2025

+9.1%
Jun '25 vs. Jun '24
(Jun '24: 297)

+5.9%
Jun '25 vs. May '25
(May '25: 306)



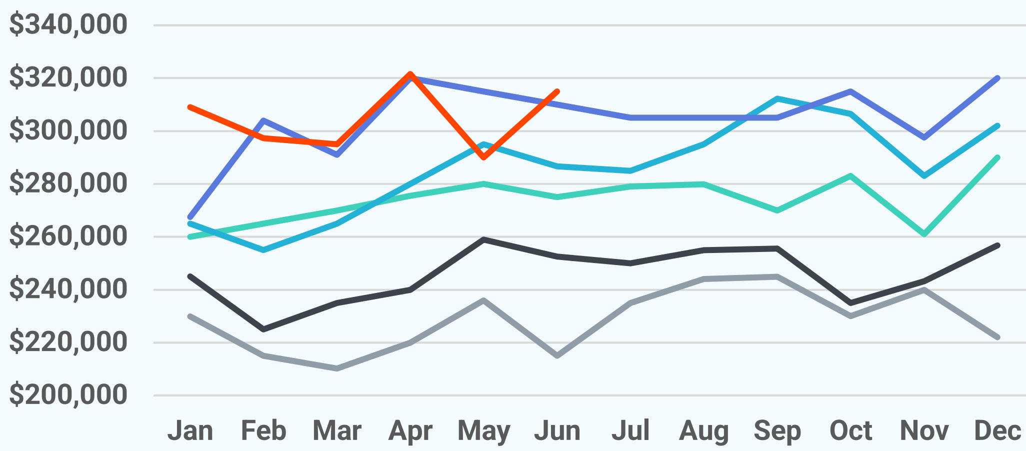
Median Sold Price

2025 2024 2023 2022 2021 2020

$315,000
June 2025

+1.6%
Jun '25 vs. Jun '24
(Jun '24: $310,000)

+8.6%
Jun '25 vs. May '25
(May '25: $290,000)



Median Days on Market

14 days
June 2025

+6 days
Jun '25 vs. Jun '24
(Jun '24: 8 days)

-1 day
Jun '25 vs. May '25
(May '25: 15 days)

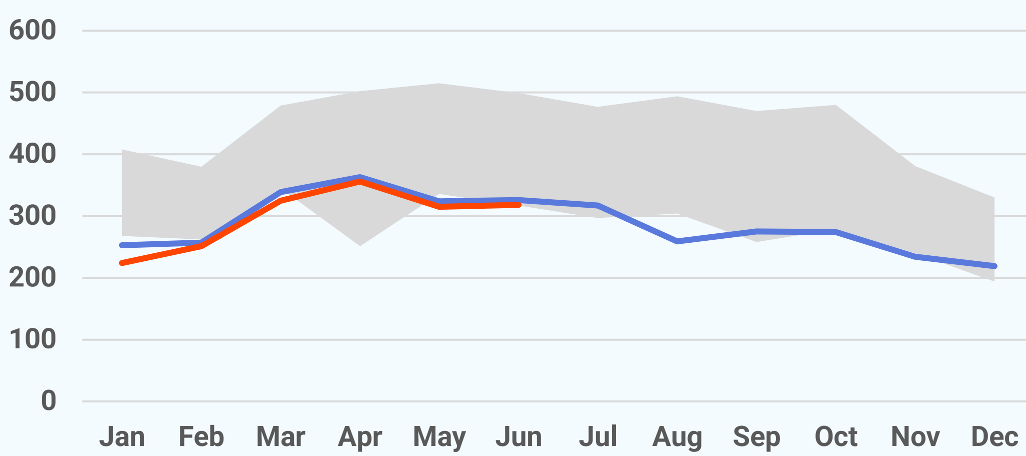
New Pending Sales

2025 2024 2020-2023 Range

318
June 2025

-2.5%
Jun '25 vs. Jun '24
(Jun '24: 326)

+1.0%
Jun '25 vs. May '25
(May '25: 315)

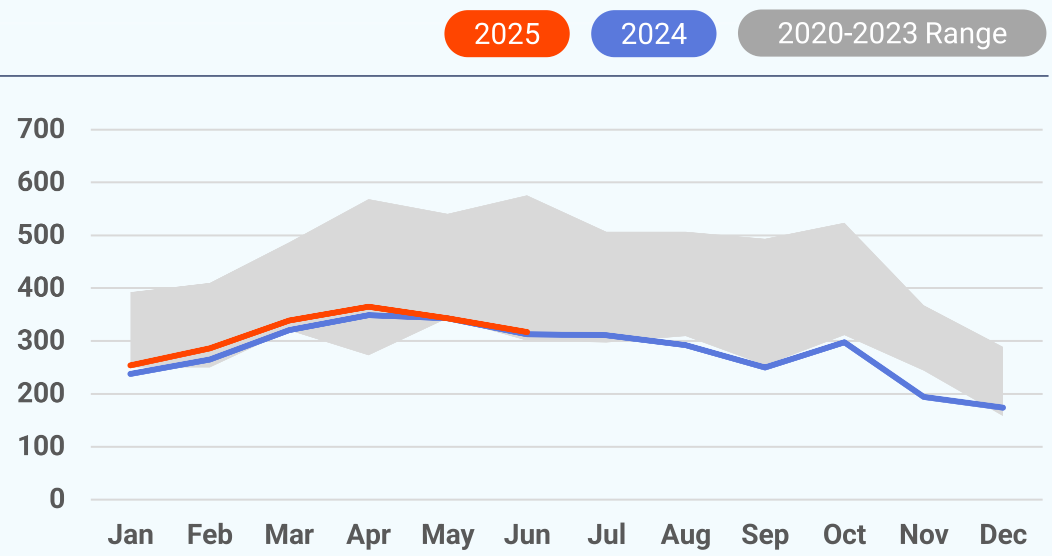


New Listings

317
June 2025

+1.3%
Jun '25 vs. Jun '24
(Jun '24: 313)

-7.6%
Jun '25 vs. May '25
(May '25: 343)



Active Listings

687
June 2025

+57.2%
Jun '25 vs. Jun '24
(Jun '24: 437)

+1.8%
Jun '25 vs. May '25
(May '25: 675)

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