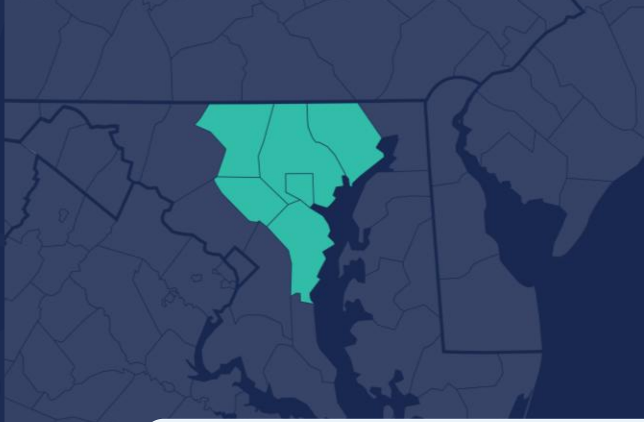
Baltimore Metro

September 2025 Housing Market Report

Prepared by Bright Research



Data as of October 6, 2025

Key Market Statistics	Sep 2025	Sep 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,597	2,438	+6.5%	23,826	23,775	+0.2%
Median Sold Price	$400,000	$397,855	+0.5%	$400,000	$385,000	+3.9%
Median Days on Market	16 days	11 days	+5 days	12 days	9 days	+3 days
New Pending Sales	2,763	2,852	-3.1%	24,830	25,247	-1.7%
New Listings	3,055	2,879	+6.1%	33,454	32,016	+4.5%
Active Listings	6,554	4,978	+31.7%	6,554	4,978	+31.7%
Months of Supply	2.47	1.93	+0.54 mos.	2.47	1.93	+0.54 mos.
Showings	48,997	49,780	-1.6%	484,041	503,198	-3.8%

Housing Market Trends

Lower rates boost closed sales, but buyers are still cautious in the Baltimore metro area. There were 2,597 closed sales in the Baltimore metro area in September, a 6.5% increase compared to a year ago. Closed sales increased in all counties except Carroll.

However, the number of pending sales lagged last year, down 3.1% overall. Only Anne Arundel and Howard counties had more contract activity compared to last year. Homes are staying on the market longer. The median days on market was 16 days for September 2025, five days longer than last September.

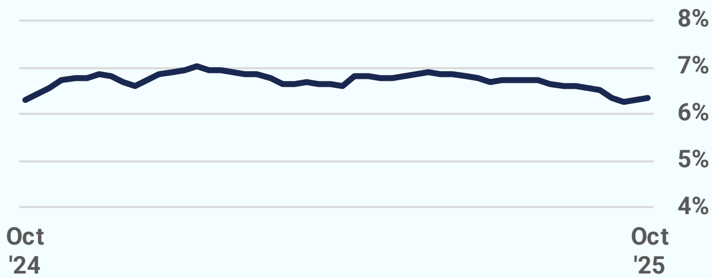
Prices were relatively flat last month, The median sold was $400,000 in September, up 0.5% from a year ago. This is the slowest pace of home price growth since May 2023.

The number of new listings coming onto the market was up 6.1% in September and inventory continues to climb. At the end of the month, the number of active listings was 31.7% higher than a year ago.

Market Outlook

As new listings outpace pending sales, inventory will continue to increase in the Baltimore metro area and home price growth will continue to soften. Mortgage rates are stabilizing, and sellers need to adjust their price expectations. The pace of home sales activity likely will continue to be relatively slow throughout the fall in the Baltimore region.

Weekly Avg. Mortgage Rate 30-yr fixed rate



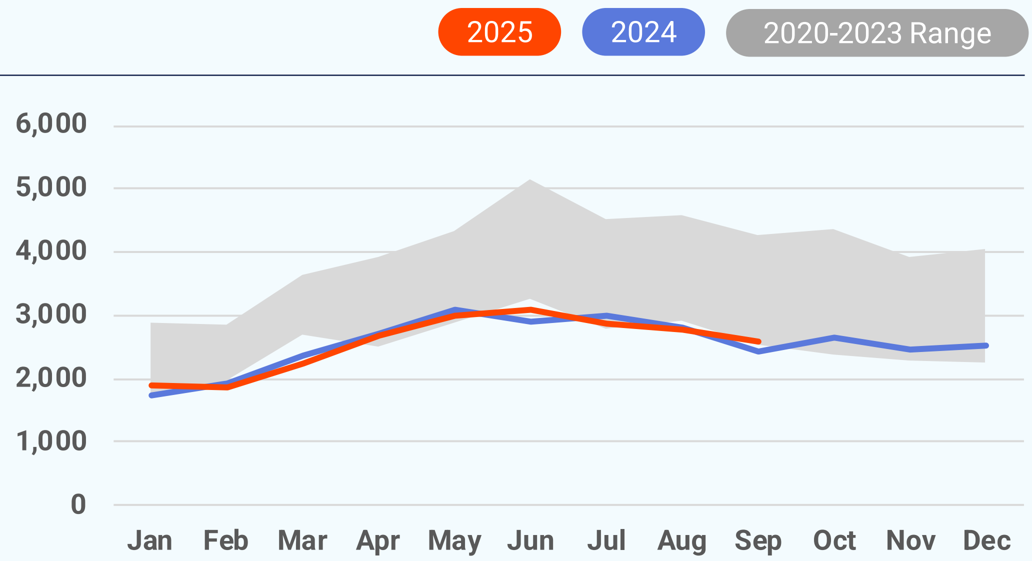
Source: Freddie Mac

Closed Sales

2,597
September 2025

+6.5%
Sep '25 vs. Sep '24
(Sep '24: 2,438)

-6.9%
Sep '25 vs. Aug '25
(Aug '25: 2,788)

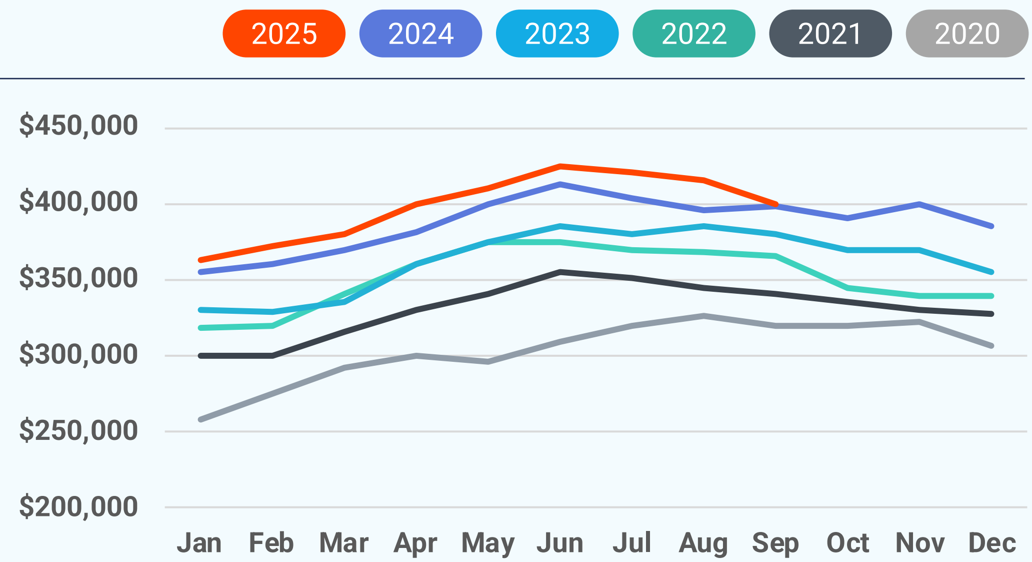


Median Sold Price

$400,000
September 2025

+0.5%
Sep '25 vs. Sep '24
(Sep '24: $397,855)

-3.6%
Sep '25 vs. Aug '25
(Aug '25: $415,000)



Median Days on Market

16 days
September 2025

+5 days
Sep '25 vs. Sep '24
(Sep '24: 11 days)

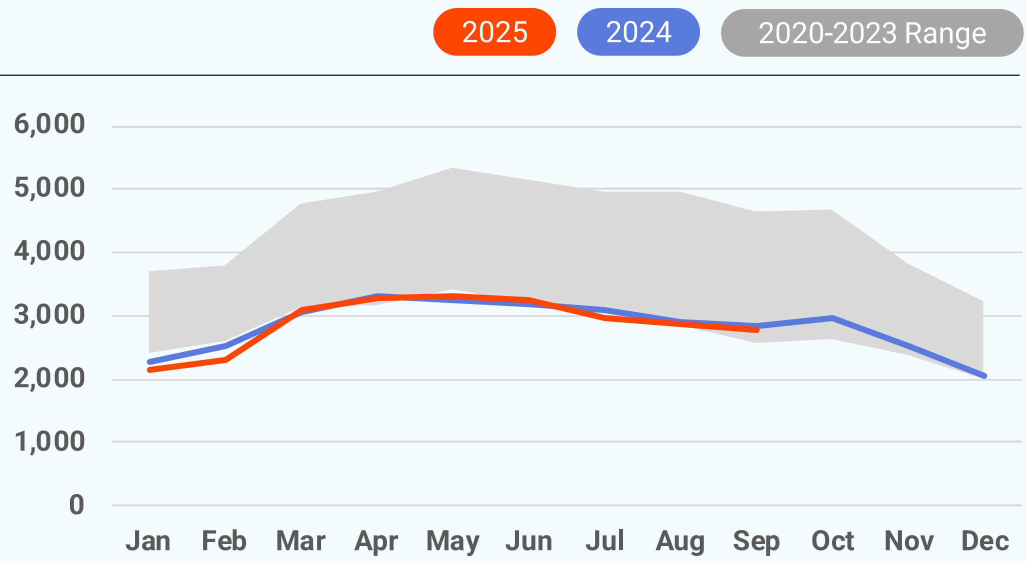
+2 days
Sep '25 vs. Aug '25
(Aug '25: 14 days)

New Pending Sales

2,763
September 2025

-3.1%
Sep '25 vs. Sep '24
(Sep '24: 2,852)

-3.8%
Sep '25 vs. Aug '25
(Aug '25: 2,871)

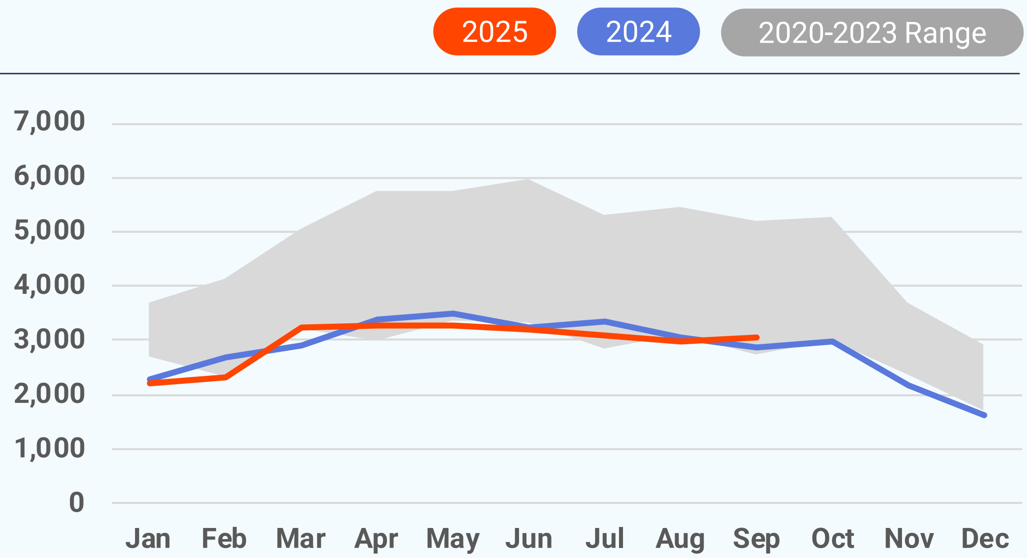


New Listings

3,055
September 2025

+6.1%
Sep '25 vs. Sep '24
(Sep '24: 2,879)

+1.9%
Sep '25 vs. Aug '25
(Aug '25: 2,998)

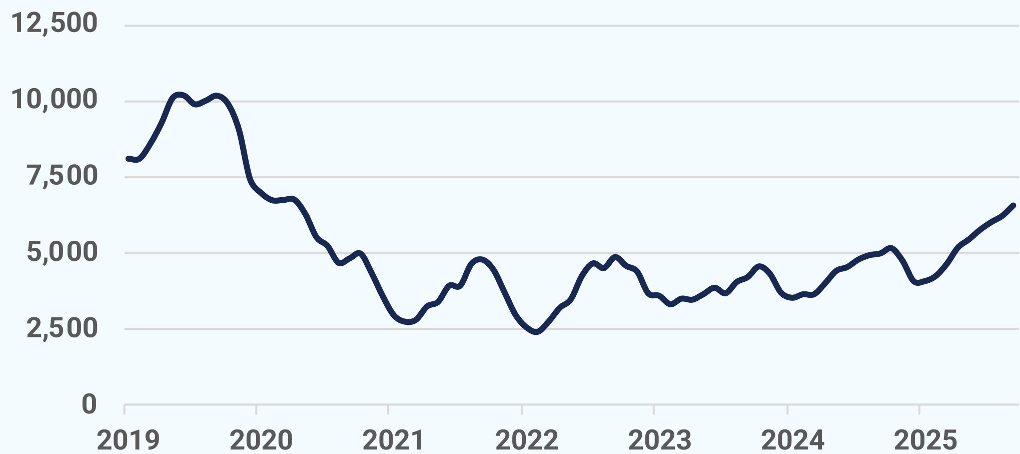


Active Listings

6,554
September 2025

+31.7%
Sep '25 vs. Sep '24
(Sep '24: 4,978)

+5.6%
Sep '25 vs. Aug '25
(Aug '25: 6,209)



Local Markets

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
Baltimore Metro	2,597	+6.5%	$400,000	+0.5%	16 days	+5 days
Anne Arundel County, MD	634	+4.8%	$490,990	+2.3%	12 days	+4 days
Baltimore City, MD	565	+6.8%	$230,000	-4.2%	31 days	+8 days
Baltimore County, MD	670	+2.3%	$364,700	+1.3%	14 days	+3 days
Carroll County, MD	156	-1.9%	$462,500	+0.5%	11 days	+5 days
Harford County, MD	263	+9.1%	$395,000	-3.4%	15 days	+6 days
Howard County, MD	309	+24.1%	$620,000	+2.5%	13 days	+6 days

Local Markets

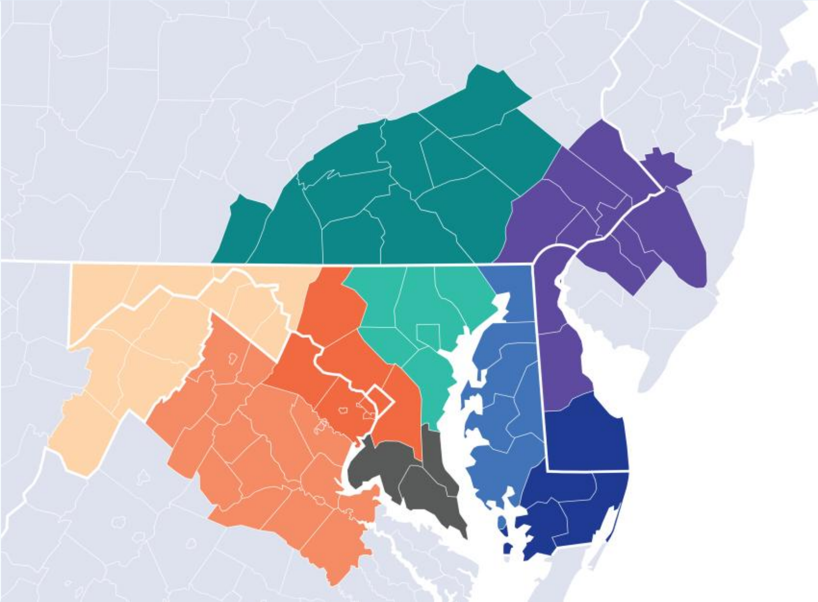
Local Markets	New Pending Sales		New Listings		Showings	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
Baltimore Metro	2,763	-3.1%	3,055	+6.1%	48,997	-1.6%
Anne Arundel County, MD	648	+3.7%	628	+5.9%	10,942	+0.8%
Baltimore City, MD	645	-3.9%	877	-2.0%	11,241	-3.7%
Baltimore County, MD	737	-7.1%	814	+16.6%	13,295	-7.7%
Carroll County, MD	165	-5.7%	168	+7.0%	2,615	+2.8%
Harford County, MD	272	-12.5%	290	+0.7%	4,183	-4.9%
Howard County, MD	296	+6.9%	278	+12.1%	6,721	+13.9%

Local Markets

	Active Listings		Months of Supply	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
Baltimore Metro	6,554	+31.7%	2.47	+0.54 months
Anne Arundel County, MD	1,157	+40.9%	1.89	+0.5 months
Baltimore City, MD	2,504	+16.2%	3.92	+0.59 months
Baltimore County, MD	1,474	+40.2%	2.10	+0.56 months
Carroll County, MD	324	+41.5%	2.08	+0.49 months
Harford County, MD	582	+42.6%	2.20	+0.45 months
Howard County, MD	513	+63.4%	1.84	+0.71 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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- christy.reap@brightmls.com

Baltimore Metro

September 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of October 6, 2025

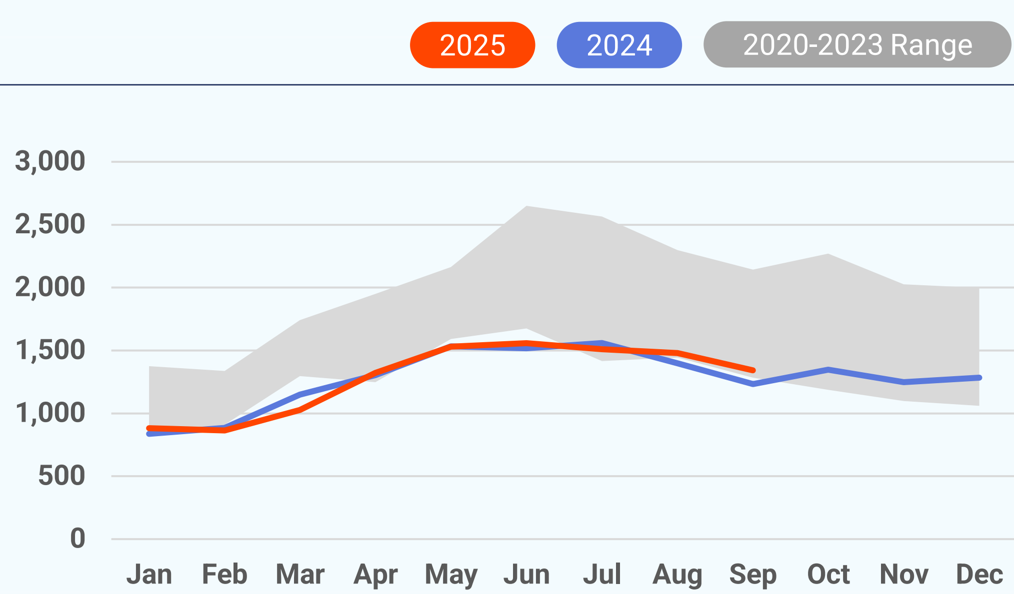
Key Market Statistics	Sep 2025	Sep 2024	Change
Closed Sales	1,341	1,232	+8.8%
Median Sold Price	$499,999	$490,000	+2.0%
Median Days on Market	14 days	11 days	+3 days
New Pending Sales	1,409	1,426	-1.2%
New Listings	1,408	1,367	+3.0%
Active Listings	2,925	2,192	+33.4%
Months of Supply	2.21	1.73	+0.48 mos.

Closed Sales

1,341
September 2025

+8.8%
Sep '25 vs. Sep '24
(Sep '24: 1,232)

-9.3%
Sep '25 vs. Aug '25
(Aug '25: 1,479)

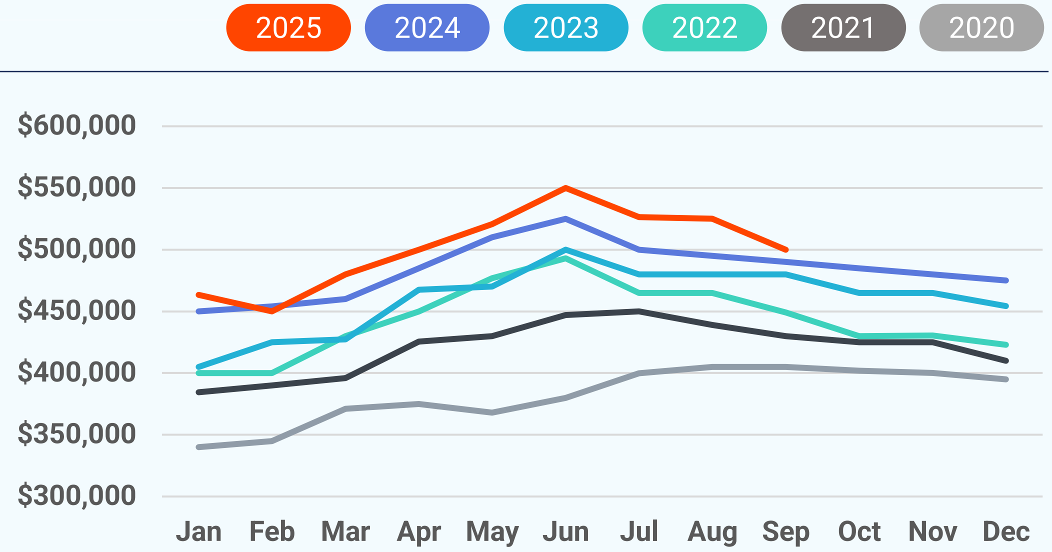


Median Sold Price

$499,999
September 2025

+2.0%
Sep '25 vs. Sep '24
(Sep '24: $490,000)

-4.8%
Sep '25 vs. Aug '25
(Aug '25: $525,000)



Median Days on Market

14 days
September 2025

+3 days
Sep '25 vs. Sep '24
(Sep '24: 11 days)

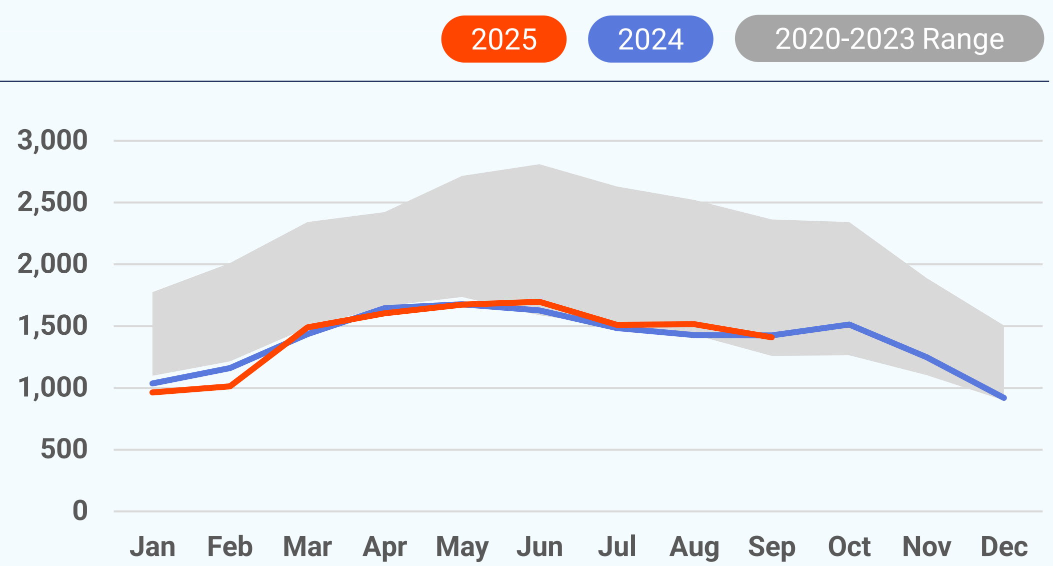
+0 days
Sep '25 vs. Aug '25
(Aug '25: 14 days)

New Pending Sales

1,409
September 2025

-1.2%
Sep '25 vs. Sep '24
(Sep '24: 1,426)

-7.0%
Sep '25 vs. Aug '25
(Aug '25: 1,515)

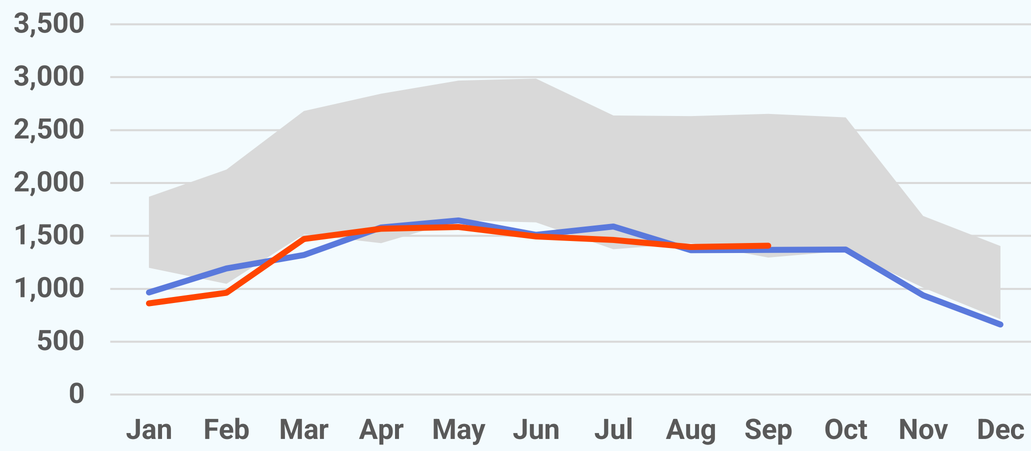


New Listings

1,408
September 2025

+3.0%
Sep '25 vs. Sep '24
(Sep '24: 1,367)

+1.0%
Sep '25 vs. Aug '25
(Aug '25: 1,394)

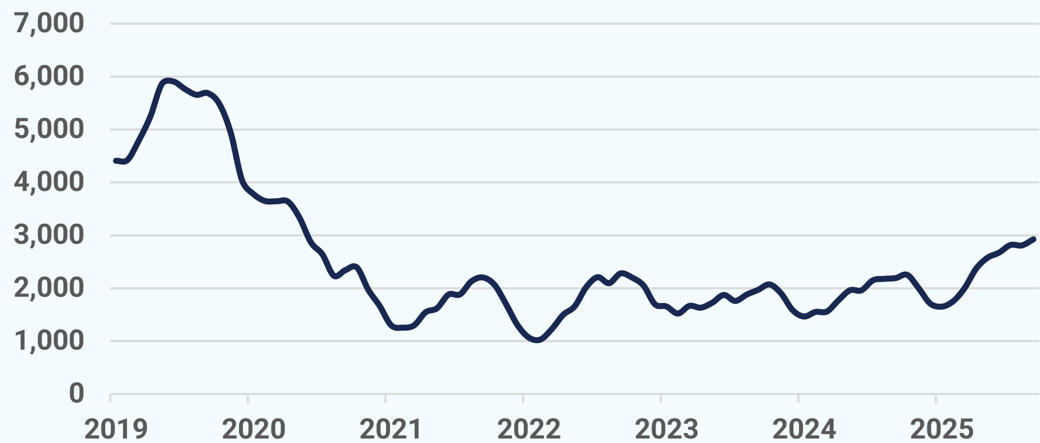


Active Listings

2,925
September 2025

+33.4%
Sep '25 vs. Sep '24
(Sep '24: 2,192)

+4.1%
Sep '25 vs. Aug '25
(Aug '25: 2,810)



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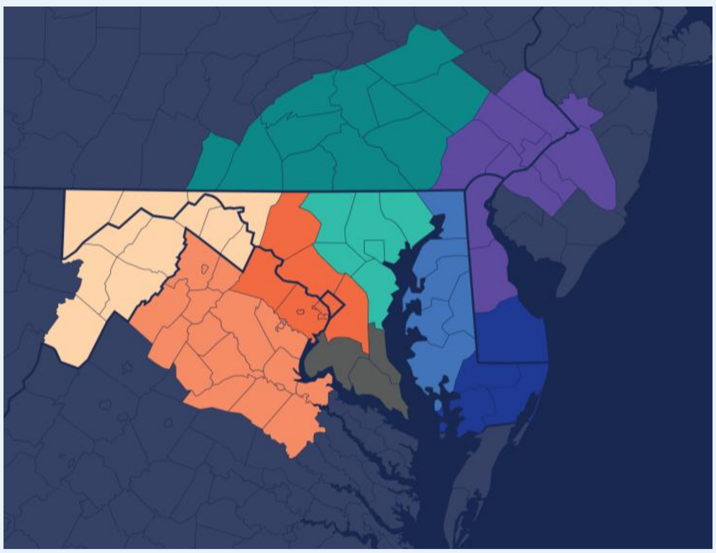


Baltimore Metro

September 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of October 6, 2025

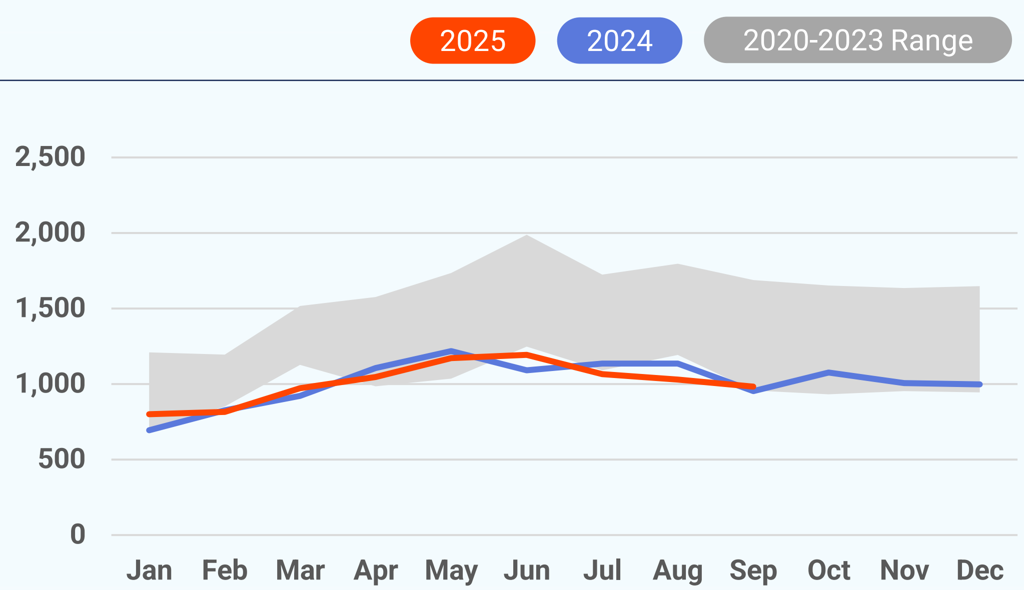
Key Market Statistics	Sep 2025	Sep 2024	Change
Closed Sales	982	954	+2.9%
Median Sold Price	$310,500	$319,900	-2.9%
Median Days on Market	16 days	11 days	+5 days
New Pending Sales	1,054	1,149	-8.3%
New Listings	1,334	1,261	+5.8%
Active Listings	2,912	2,293	+27.0%
Months of Supply	2.75	2.21	+0.54 mos.

Closed Sales

982
September 2025

+2.9%
Sep '25 vs. Sep '24
(Sep '24: 954)

-4.6%
Sep '25 vs. Aug '25
(Aug '25: 1,029)

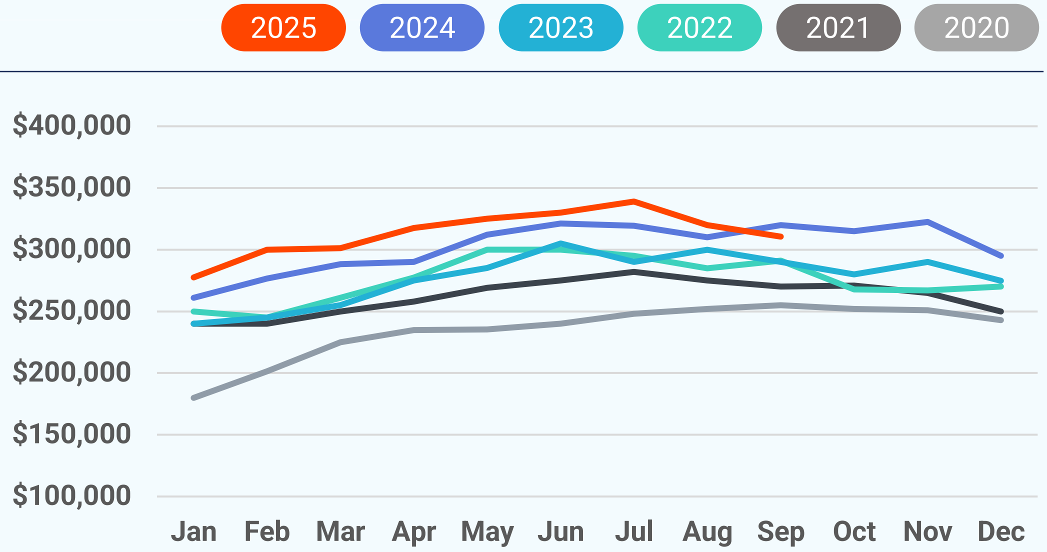


Median Sold Price

$310,500
September 2025

-2.9%
Sep '25 vs. Sep '24
(Sep '24: $319,900)

-3.0%
Sep '25 vs. Aug '25
(Aug '25: $320,000)



Median Days on Market

16 days
September 2025

+5 days
Sep '25 vs. Sep '24
(Sep '24: 11 days)

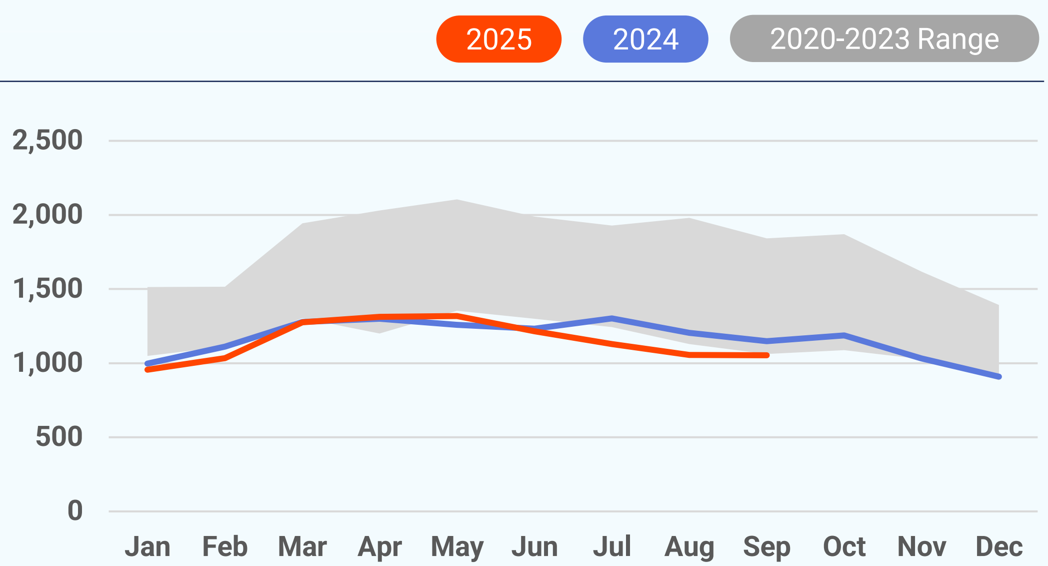
+3 days
Sep '25 vs. Aug '25
(Aug '25: 13 days)

New Pending Sales

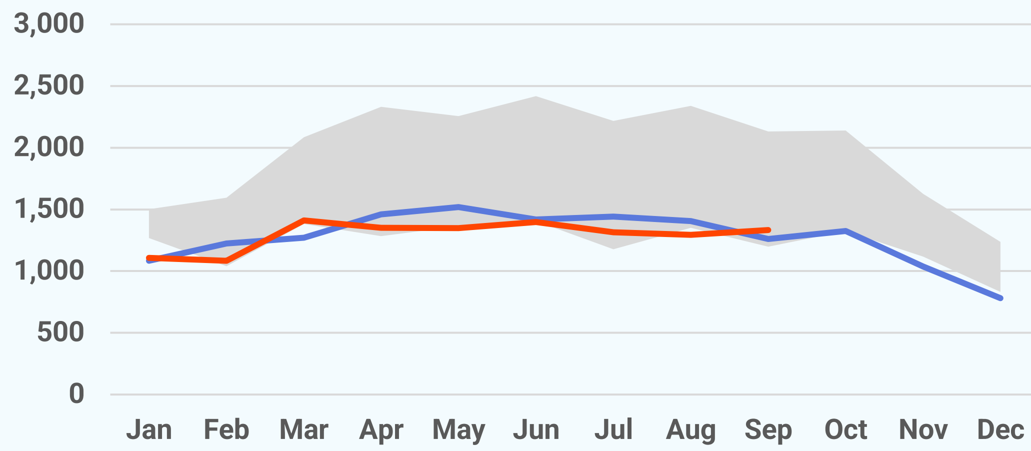
1,054
September 2025

-8.3%
Sep '25 vs. Sep '24
(Sep '24: 1,149)

-0.2%
Sep '25 vs. Aug '25
(Aug '25: 1,056)



New Listings

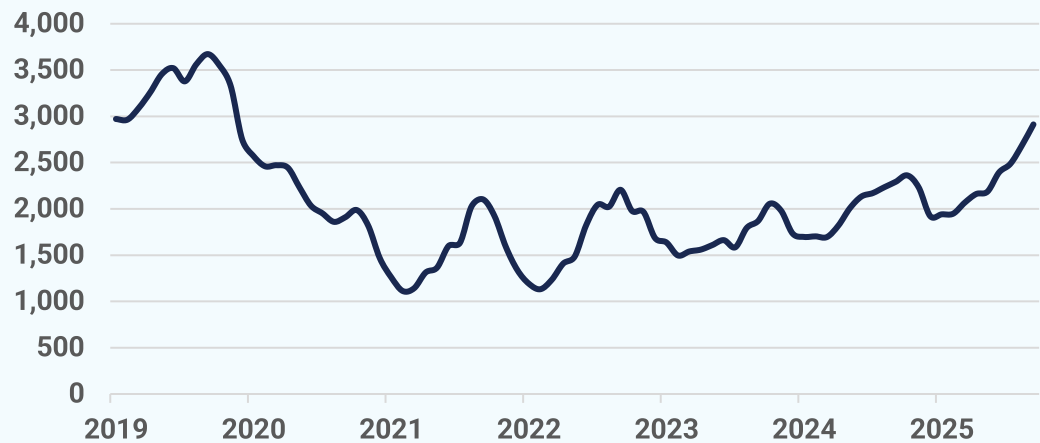


1,334
September 2025

+5.8%
Sep '25 vs. Sep '24
(Sep '24: 1,261)

+3.0%
Sep '25 vs. Aug '25
(Aug '25: 1,295)

Active Listings



2,912
September 2025

+27.0%
Sep '25 vs. Sep '24
(Sep '24: 2,293)

+8.4%
Sep '25 vs. Aug '25
(Aug '25: 2,686)

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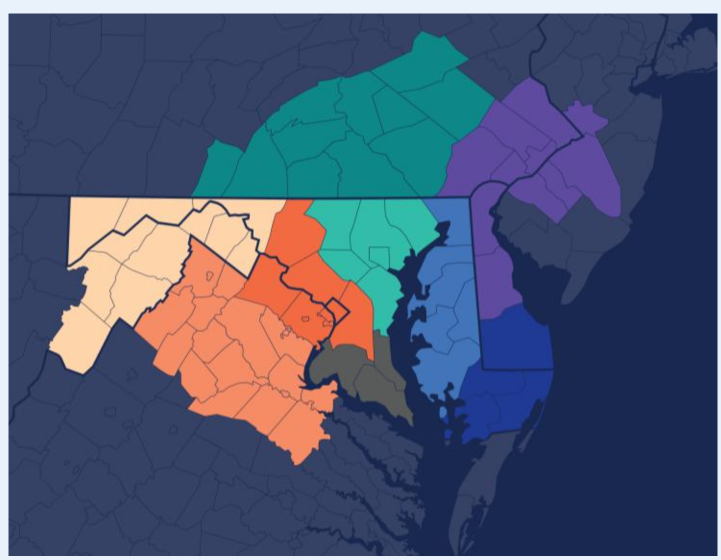


Baltimore Metro

September 2025 Condos Report

Prepared by Bright Research

Data as of October 6, 2025

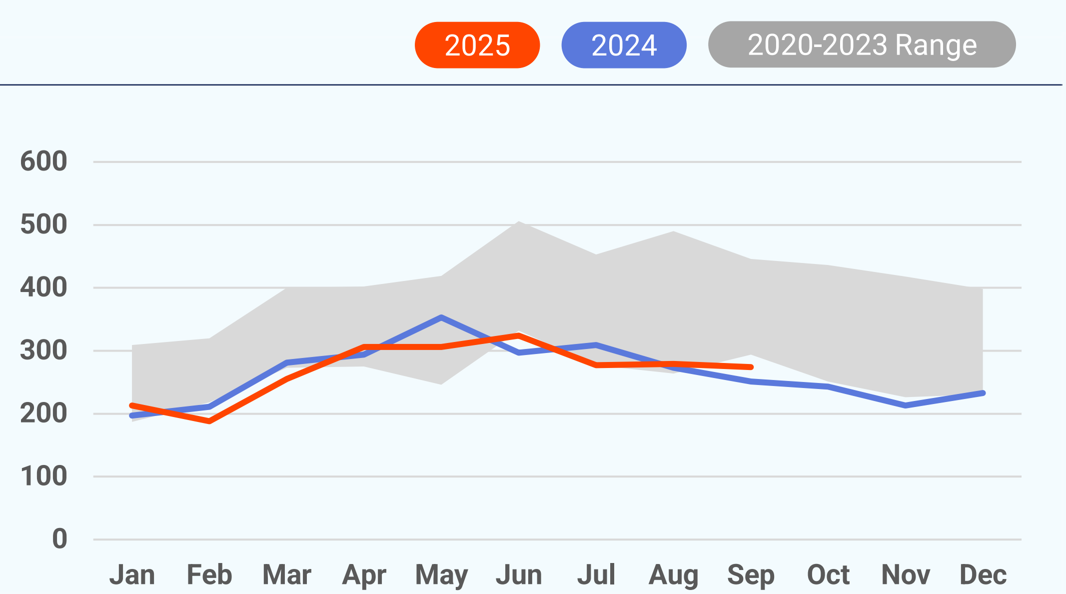
Key Market Statistics	Sep 2025	Sep 2024	Change
Closed Sales	274	251	+9.2%
Median Sold Price	$325,000	$305,000	+6.6%
Median Days on Market	20 days	13 days	+7 days
New Pending Sales	300	275	+9.1%
New Listings	313	250	+25.2%
Active Listings	717	493	+45.4%
Months of Supply	2.66	1.82	+0.84 mos.

Closed Sales

274
September 2025

+9.2%
Sep '25 vs. Sep '24
(Sep '24: 251)

-1.8%
Sep '25 vs. Aug '25
(Aug '25: 279)

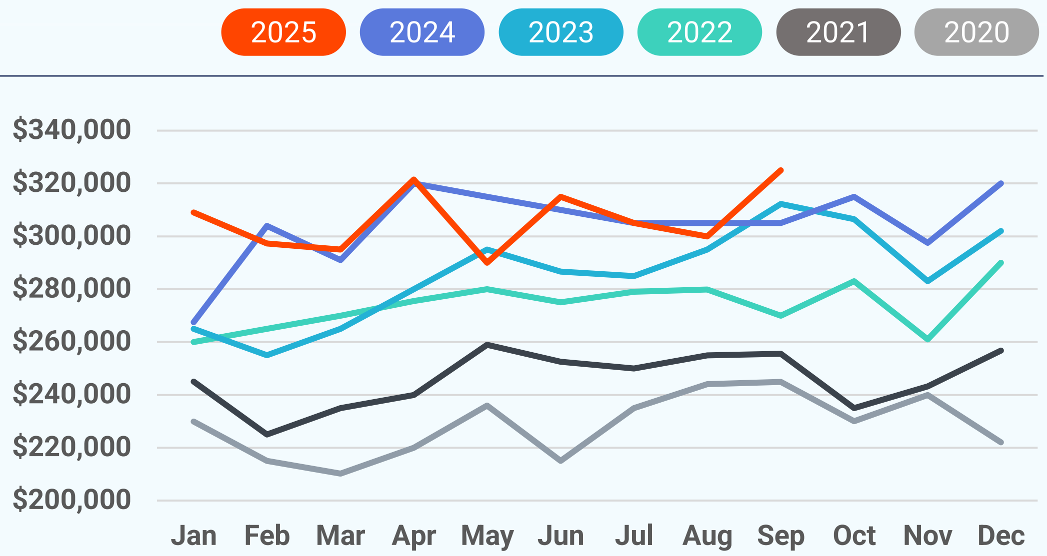


Median Sold Price

$325,000
September 2025

+6.6%
Sep '25 vs. Sep '24
(Sep '24: $305,000)

+8.3%
Sep '25 vs. Aug '25
(Aug '25: $300,000)



Median Days on Market

20 days
September 2025

+7 days
Sep '25 vs. Sep '24
(Sep '24: 13 days)

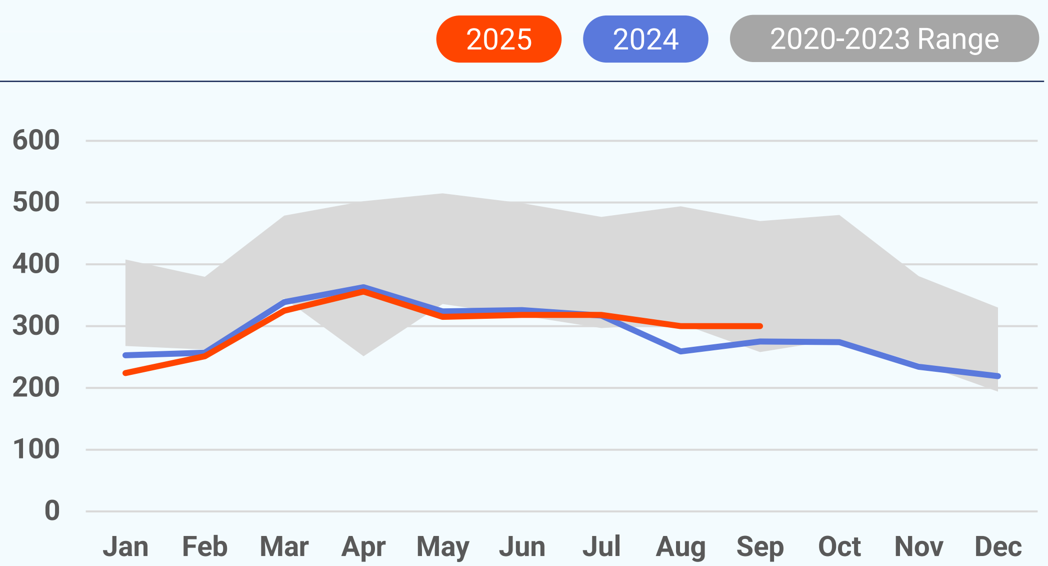
-3 days
Sep '25 vs. Aug '25
(Aug '25: 23 days)

New Pending Sales

300
September 2025

+9.1%
Sep '25 vs. Sep '24
(Sep '24: 275)

+0.0%
Sep '25 vs. Aug '25
(Aug '25: 300)



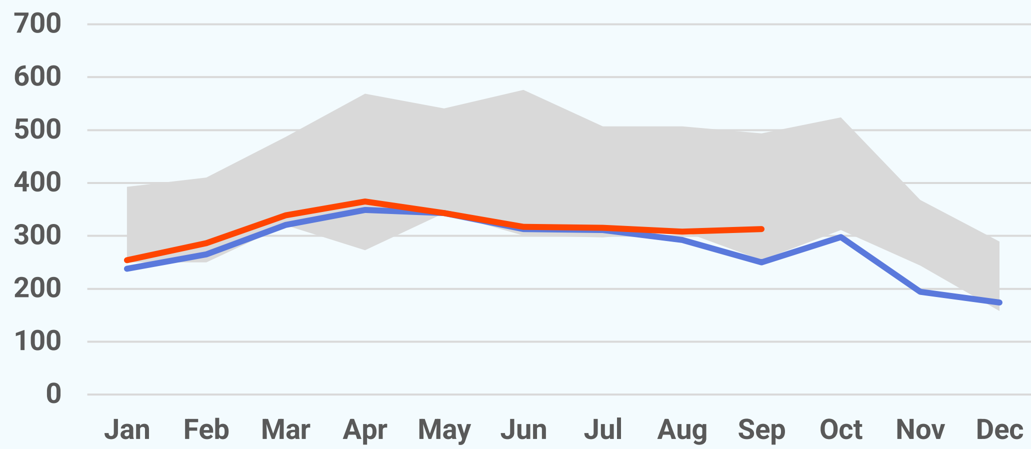
New Listings

2025 | 2024 | 2020-2023 Range

313
September 2025

+25.2%
Sep '25 vs. Sep '24
(Sep '24: 250)

+1.6%
Sep '25 vs. Aug '25
(Aug '25: 308)



Active Listings

717
September 2025

+45.4%
Sep '25 vs. Sep '24
(Sep '24: 493)

+0.6%
Sep '25 vs. Aug '25
(Aug '25: 713)

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