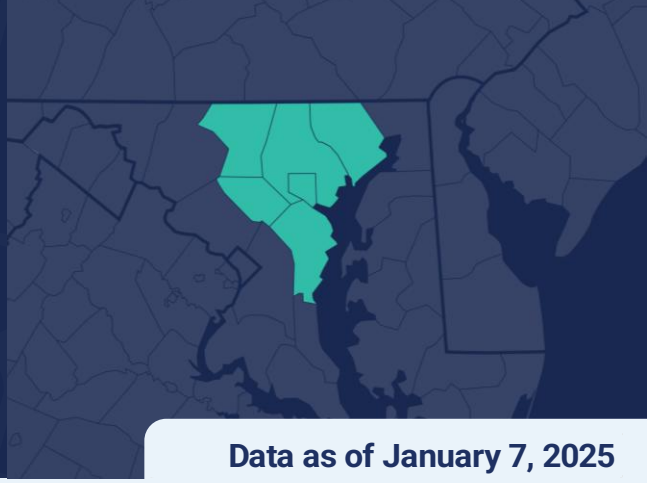
Baltimore Metro

December 2025 Housing Market Report

Prepared by Bright Research



Data as of January 7, 2025

Key Market Statistics	Dec 2025	Dec 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,571	2,518	+2.1%	31,567	31,850	-0.9%
Median Sold Price	$397,000	$385,000	+3.1%	$400,000	$387,000	+3.4%
Median Days on Market	22 days	16 days	+6 days	13 days	10 days	+3 days
New Pending Sales	1,963	2,049	-4.2%	31,678	32,357	-2.1%
New Listings	1,632	1,617	+0.9%	42,081	40,656	+3.5%
Active Listings	5,195	4,065	+27.8%	5,195	4,065	+27.8%
Months of Supply	1.98	1.53	+0.45 mos.	1.98	1.53	+0.45 mos.
Showings	32,504	34,004	-4.4%	612,485	631,830	-3.1%

Housing Market Trends

Baltimore metro area sellers more active than buyers in 2025. In the Baltimore region, overall sales in 2025 are below 2024 but listing activity was stronger. New listings in the Baltimore metro increased 0.9% in December, and overall, 2025 saw 3.5% more new listings with gains in listing activity across all counties.

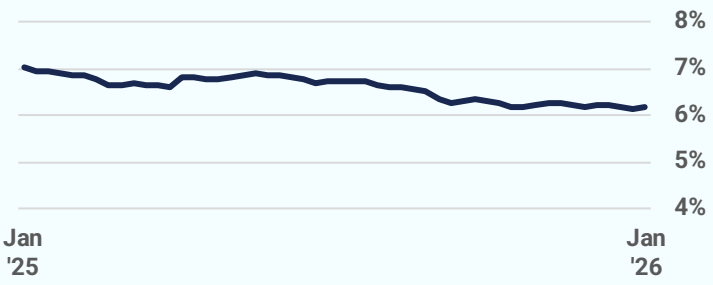
There were 5,195 homes on the market at the end of 2025. Buyers have more choices than a year ago and those looking for condos see inventory levels near 2019. However, those searching for detached single-family homes likely feel strain at 54% of the number available in 2019.

Buyers face affordability hurdles and economic uncertainty which has kept some prospective participants from a home purchase. Closed sales in 2025 lagged 2024, down 0.9%. Within the metro, sales were slowest in Baltimore City (-3.4%). Meanwhile Carroll (+2.3%), Harford (+1.7%), and Howard (+1.5%) counties all had stronger sales in 2025.

Market Outlook

Slower-than-average sales overall in the Baltimore metro in 2025 leave plenty of opportunity for improvement in 2026. More supply, easing mortgage rates, and softer price growth will bring more buyers into the market in the Baltimore region. Yet affordability challenges and economic uncertainty will continue in the new year and be constraints for some would-be buyers.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

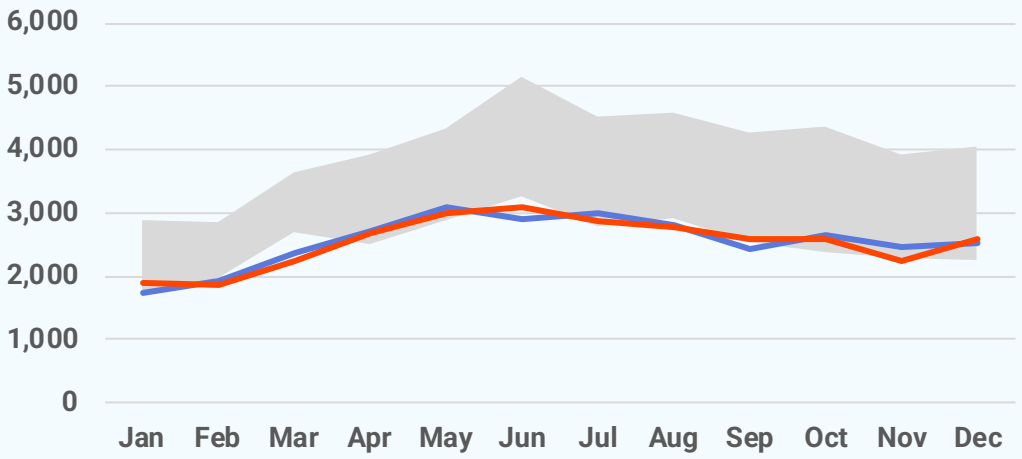
Closed Sales

2025 | 2024 | 2020-2023 Range

2,571
December 2025

+2.1%
Dec '25 vs. Dec '24
(Dec '24: 2,518)

+14.7%
Dec '25 vs. Nov '25
(Nov '25: 2,242)



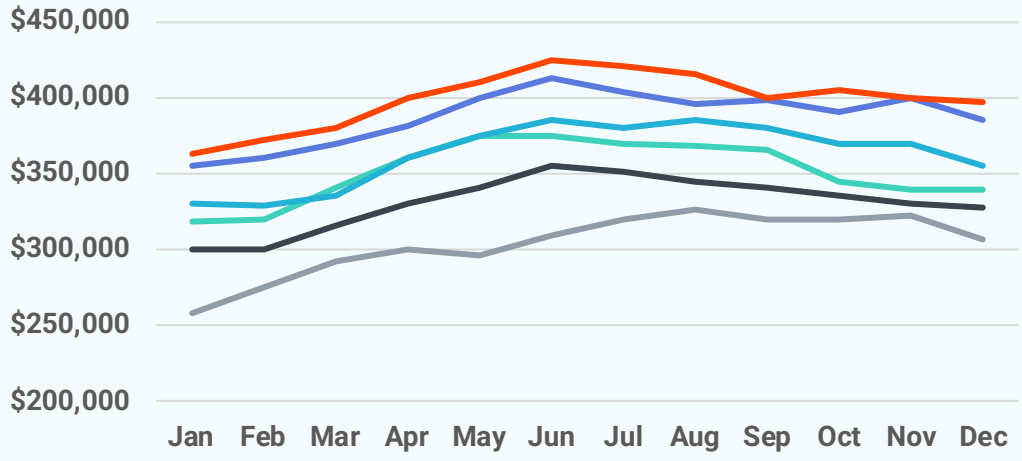
Median Sold Price

2025 | 2024 | 2023 | 2022 | 2021 | 2020

$397,000
December 2025

+3.1%
Dec '25 vs. Dec '24
(Dec '24: $385,000)

-0.7%
Dec '25 vs. Nov '25
(Nov '25: $399,990)

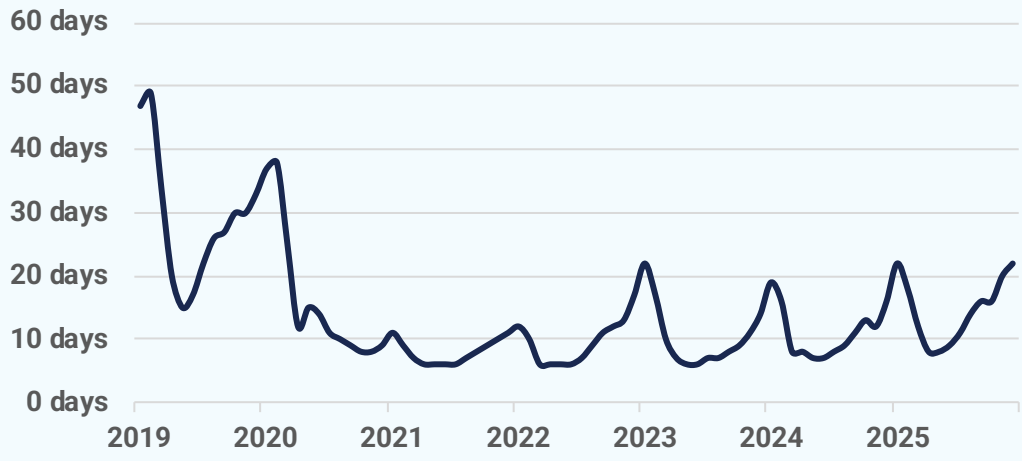


Median Days on Market

22 days
December 2025

+6 days
Dec '25 vs. Dec '24
(Dec '24: 16 days)

+2 days
Dec '25 vs. Nov '25
(Nov '25: 20 days)



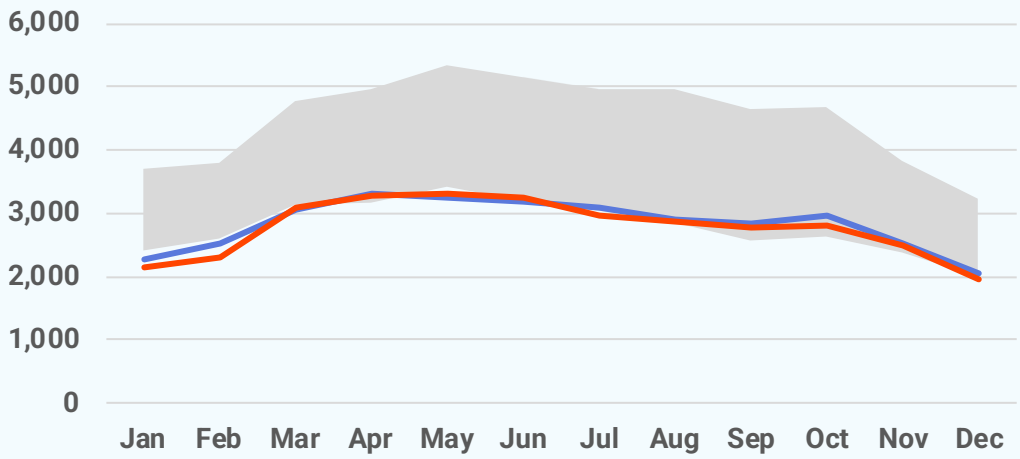
New Pending Sales

2025 | 2024 | 2020-2023 Range

1,963
December 2025

-4.2%
Dec '25 vs. Dec '24
(Dec '24: 2,049)

-20.8%
Dec '25 vs. Nov '25
(Nov '25: 2,480)



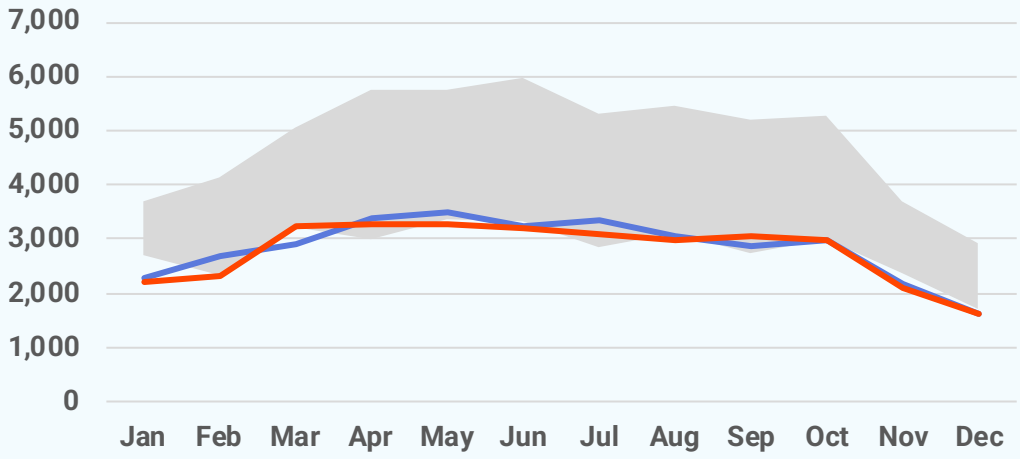
New Listings

2025 | 2024 | 2020-2023 Range

1,632
December 2025

+0.9%
Dec '25 vs. Dec '24
(Dec '24: 1,617)

-22.0%
Dec '25 vs. Nov '25
(Nov '25: 2,093)



Active Listings

5,195
December 2025

+27.8%
Dec '25 vs. Dec '24
(Dec '24: 4,065)

-13.6%
Dec '25 vs. Nov '25
(Nov '25: 6,016)



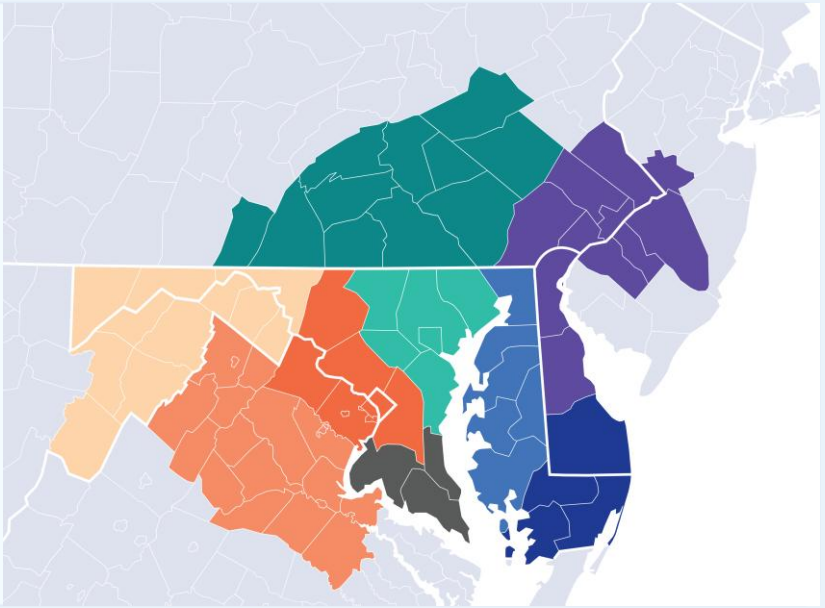
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
Baltimore Metro	2,571	+2.1%	$397,000	+3.1%	22 days	+6 days
Anne Arundel County, MD	584	-3.3%	$491,750	+1.1%	19 days	+5 days
Baltimore City, MD	555	-4.5%	$246,500	+9.6%	36 days	+6 days
Baltimore County, MD	711	+1.6%	$355,000	+0.0%	21 days	+8 days
Carroll County, MD	163	+26.4%	$438,950	-5.6%	21 days	+6 days
Harford County, MD	269	-1.5%	$399,995	+2.7%	19 days	+6 days
Howard County, MD	289	+25.1%	$599,950	+5.8%	15 days	+4 days

Local Markets	New Pending Sales		New Listings		Showings	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
Baltimore Metro	1,963	-4.2%	1,632	+0.9%	32,504	-4.4%
Anne Arundel County, MD	422	-8.3%	316	-4.0%	6,951	-4.8%
Baltimore City, MD	538	-12.2%	590	+3.1%	8,594	-13.4%
Baltimore County, MD	550	+7.6%	404	+5.5%	8,847	-3.7%
Carroll County, MD	93	+8.1%	84	+23.5%	1,605	+13.2%
Harford County, MD	199	-6.6%	146	-3.9%	2,483	-9.5%
Howard County, MD	161	-3.0%	92	-18.6%	4,024	+17.3%

Local Markets	Active Listings		Months of Supply	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
Baltimore Metro	5,195	+27.8%	1.98	+0.45 months
Anne Arundel County, MD	843	+39.1%	1.38	+0.38 months
Baltimore City, MD	2,217	+19.1%	3.52	+0.66 months
Baltimore County, MD	1,122	+23.6%	1.62	+0.34 months
Carroll County, MD	266	+58.3%	1.72	+0.61 months
Harford County, MD	452	+31.0%	1.76	+0.4 months
Howard County, MD	295	+67.6%	1.04	+0.41 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



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

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

Baltimore Metro

December 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of January 7, 2025

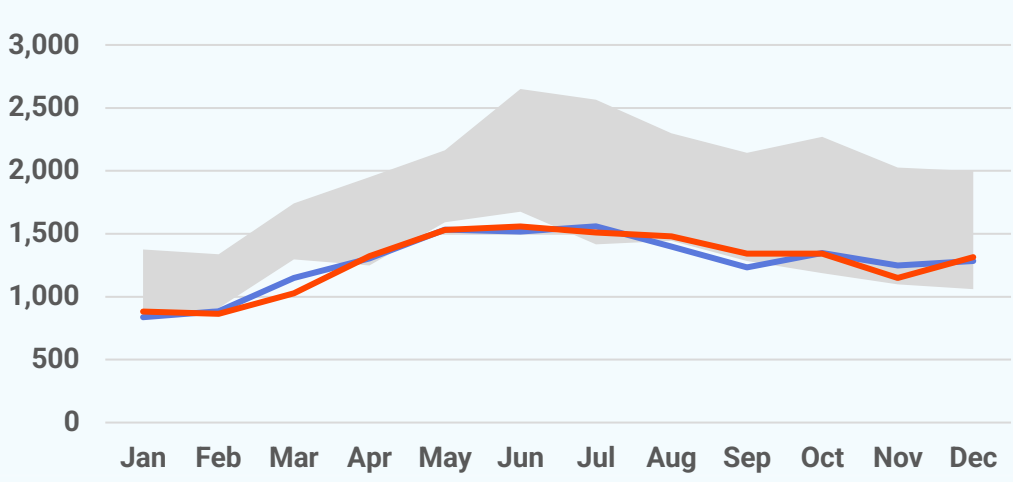
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	1,315	1,284	+2.4%
Median Sold Price	$489,800	$475,000	+3.1%
Median Days on Market	19 days	16 days	+3 days
New Pending Sales	923	919	+0.4%
New Listings	704	662	+6.3%
Active Listings	2,197	1,711	+28.4%
Months of Supply	1.67	1.30	+0.37 mos.

Closed Sales

1,315
December 2025

+2.4%
Dec '25 vs. Dec '24
(Dec '24: 1,284)

+14.5%
Dec '25 vs. Nov '25
(Nov '25: 1,148)



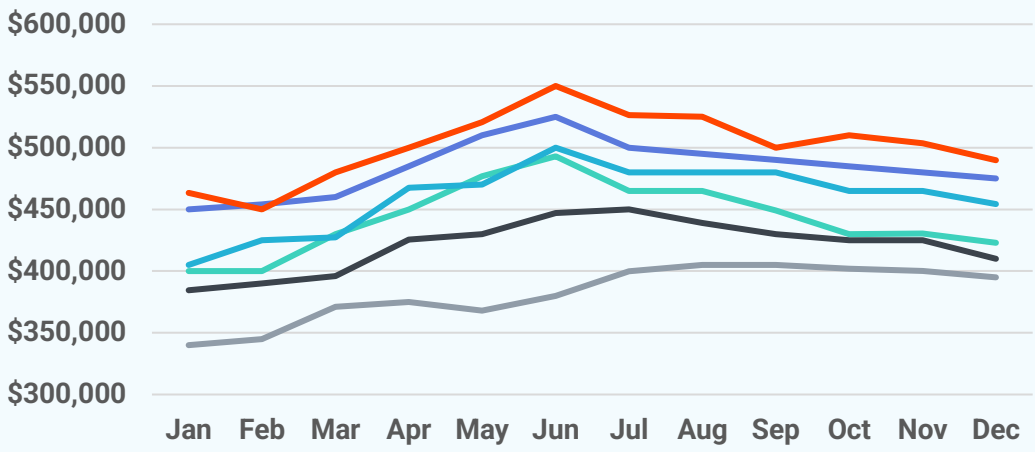
Median Sold Price

2025 2024 2023 2022 2021 2020

$489,800
December 2025

+3.1%
Dec '25 vs. Dec '24
(Dec '24: $475,000)

-2.7%
Dec '25 vs. Nov '25
(Nov '25: $503,467)

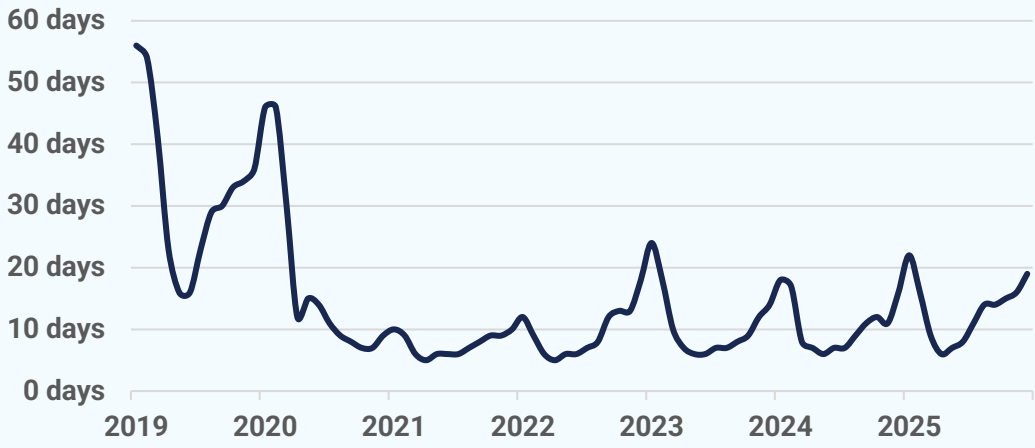


Median Days on Market

19 days
December 2025

+3 days
Dec '25 vs. Dec '24
(Dec '24: 16 days)

+3 days
Dec '25 vs. Nov '25
(Nov '25: 16 days)



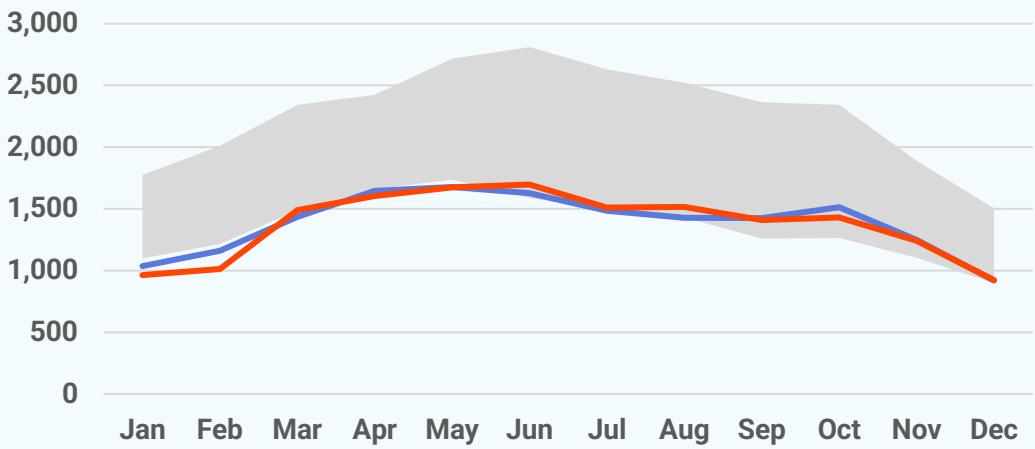
New Pending Sales

2025 2024 2020-2023 Range

923
December 2025

+0.4%
Dec '25 vs. Dec '24
(Dec '24: 919)

-25.6%
Dec '25 vs. Nov '25
(Nov '25: 1,241)



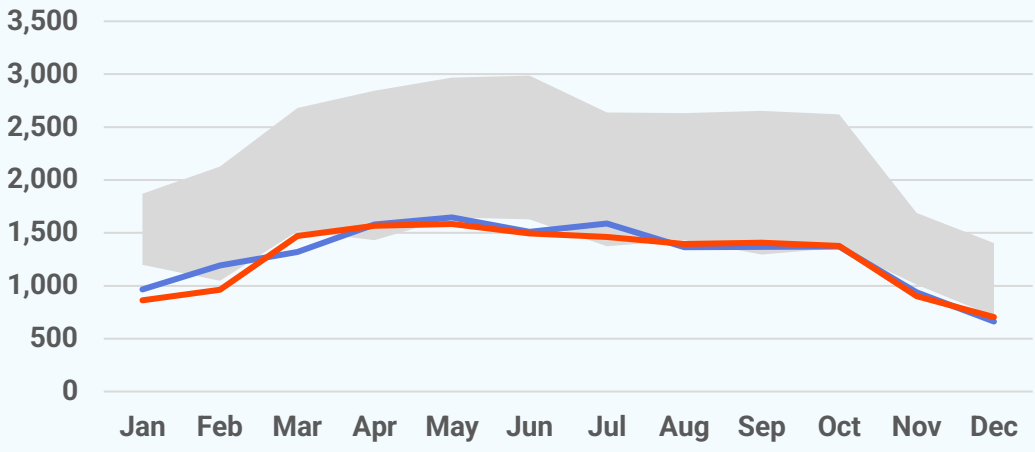
New Listings

2025 | 2024 | 2020-2023 Range

704
December 2025

+6.3%
Dec '25 vs. Dec '24
(Dec '24: 662)

-22.0%
Dec '25 vs. Nov '25
(Nov '25: 903)



Active Listings

2,197
December 2025

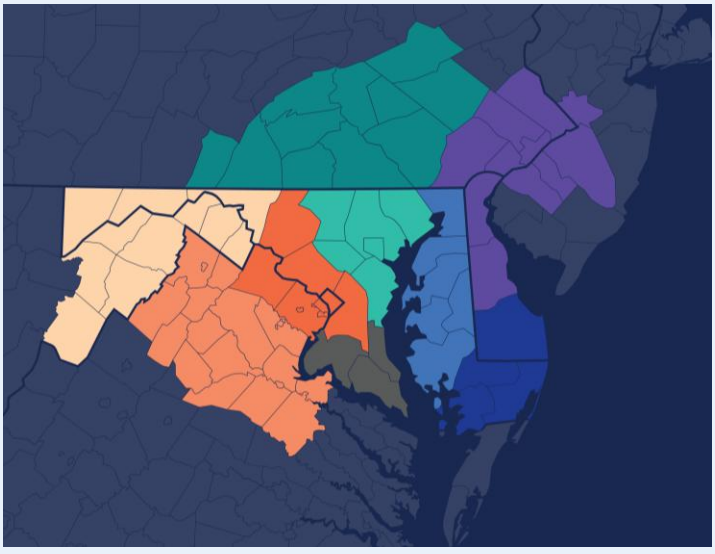
+28.4%
Dec '25 vs. Dec '24
(Dec '24: 1,711)

-14.3%
Dec '25 vs. Nov '25
(Nov '25: 2,563)



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Baltimore Metro

December 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of January 7, 2025

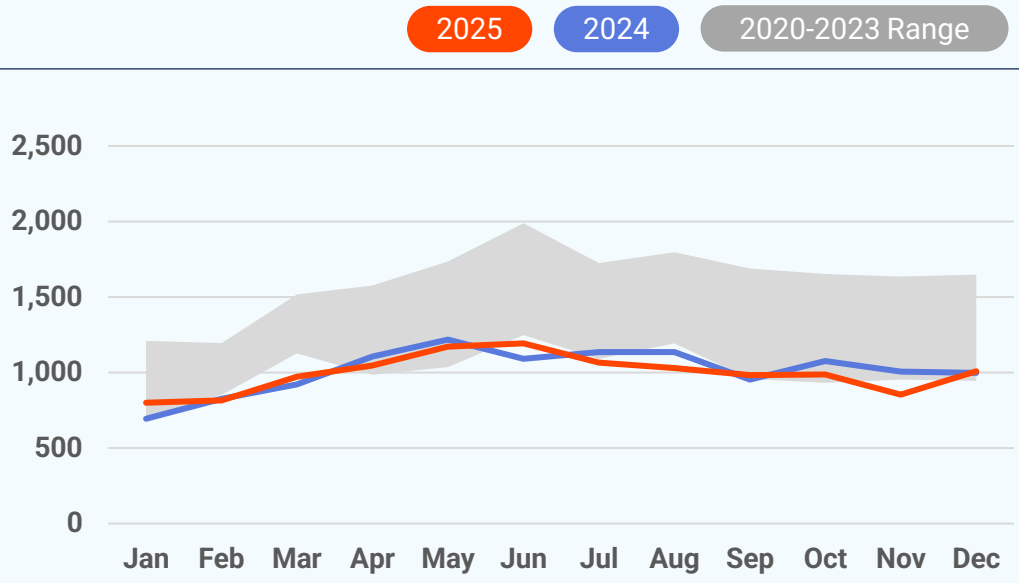
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	1,008	998	+1.0%
Median Sold Price	$320,000	$295,045	+8.5%
Median Days on Market	24 days	16 days	+8 days
New Pending Sales	874	909	-3.9%
New Listings	799	781	+2.3%
Active Listings	2,398	1,922	+24.8%
Months of Supply	2.31	1.80	+0.51 mos.

Closed Sales

1,008
December 2025

+1.0%
Dec '25 vs. Dec '24
(Dec '24: 998)

+18.2%
Dec '25 vs. Nov '25
(Nov '25: 853)



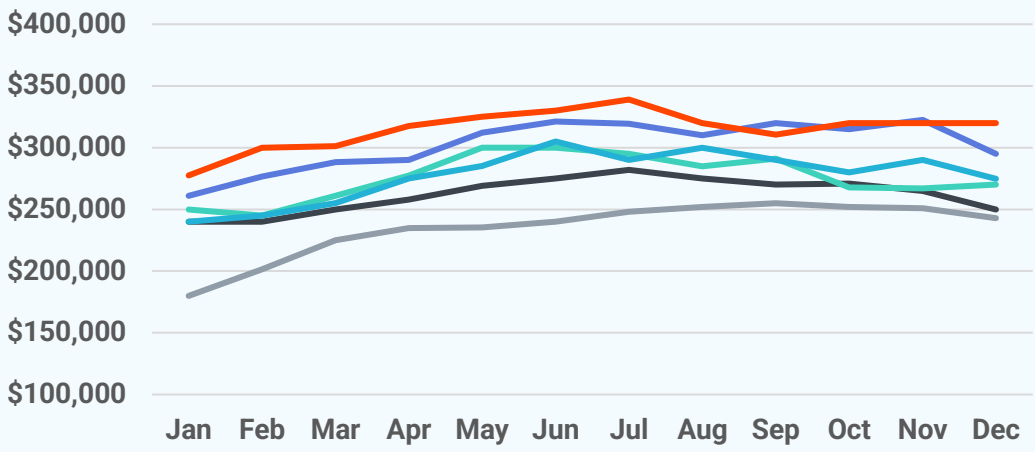
Median Sold Price

2025 2024 2023 2022 2021 2020

$320,000
December 2025

+8.5%
Dec '25 vs. Dec '24
(Dec '24: $295,045)

+0.0%
Dec '25 vs. Nov '25
(Nov '25: $320,000)



Median Days on Market

24 days
December 2025

+8 days
Dec '25 vs. Dec '24
(Dec '24: 16 days)

+2 days
Dec '25 vs. Nov '25
(Nov '25: 22 days)



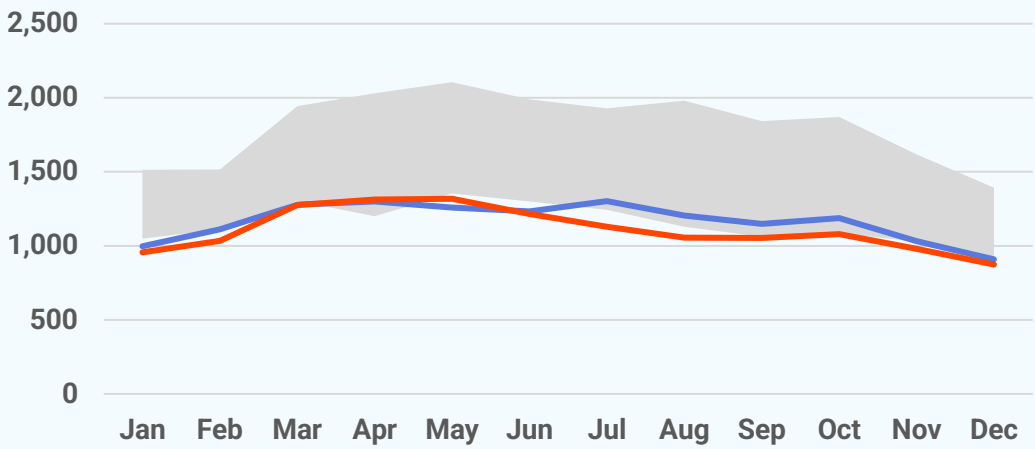
New Pending Sales

2025 2024 2020-2023 Range

874
December 2025

-3.9%
Dec '25 vs. Dec '24
(Dec '24: 909)

-10.9%
Dec '25 vs. Nov '25
(Nov '25: 981)



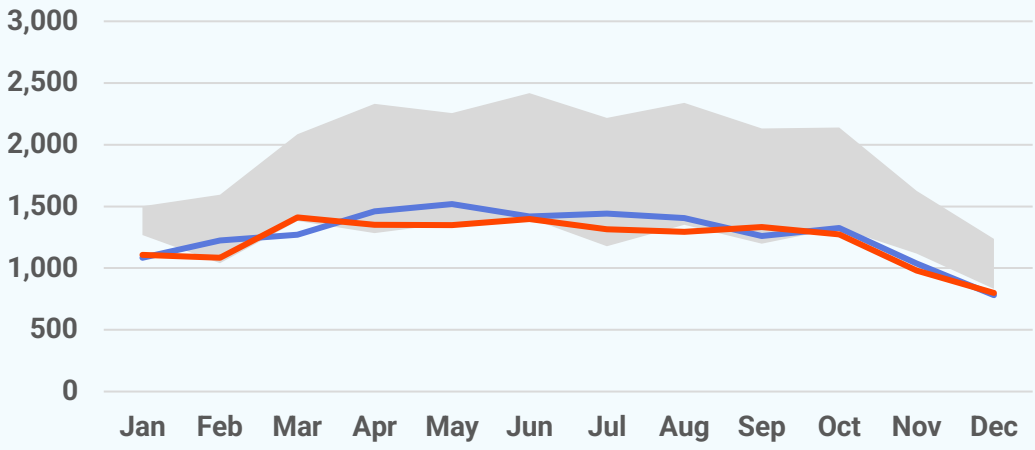
New Listings

2025 | 2024 | 2020-2023 Range

799
December 2025

+2.3%
Dec '25 vs. Dec '24
(Dec '24: 781)

-18.6%
Dec '25 vs. Nov '25
(Nov '25: 981)



Active Listings

2,398
December 2025

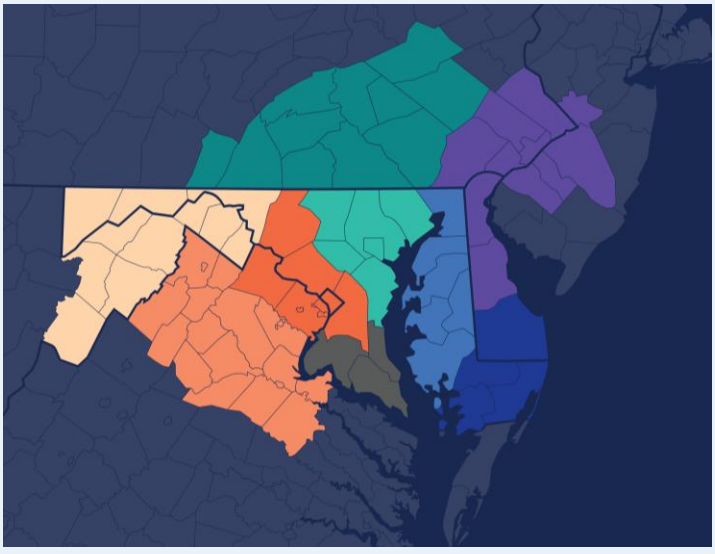
+24.8%
Dec '25 vs. Dec '24
(Dec '24: 1,922)

-13.1%
Dec '25 vs. Nov '25
(Nov '25: 2,760)



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Baltimore Metro

December 2025 Condos Report

Prepared by Bright Research

Data as of January 7, 2025

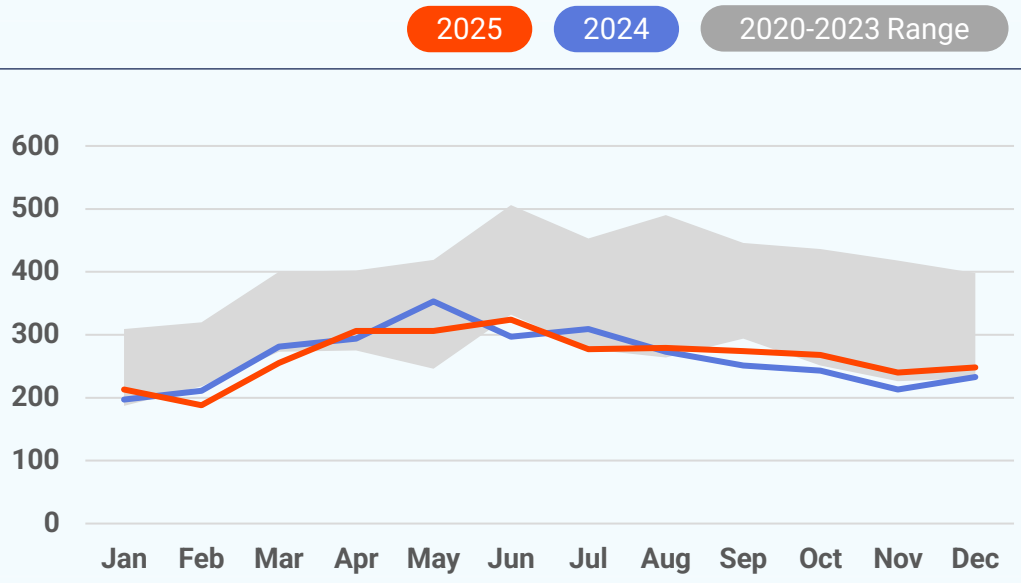
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	248	233	+6.4%
Median Sold Price	$300,000	$319,999	-6.2%
Median Days on Market	31 days	20 days	+11 days
New Pending Sales	164	219	-25.1%
New Listings	129	174	-25.9%
Active Listings	600	432	+38.9%
Months of Supply	2.19	1.59	+0.60 mos.

Closed Sales

248
December 2025

+6.4%
Dec '25 vs. Dec '24
(Dec '24: 233)

+3.3%
Dec '25 vs. Nov '25
(Nov '25: 240)



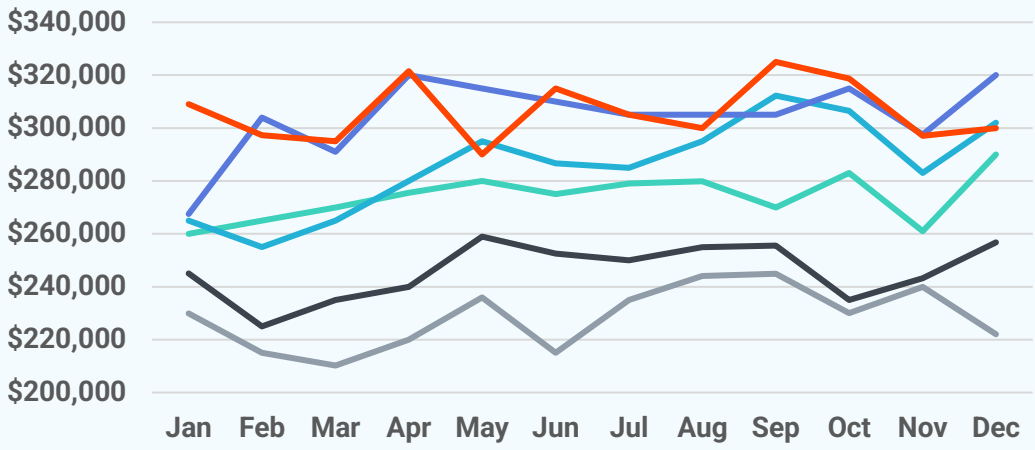
Median Sold Price

2025 2024 2023 2022 2021 2020

$300,000
December 2025

-6.2%
Dec '25 vs. Dec '24
(Dec '24: $319,999)

+1.0%
Dec '25 vs. Nov '25
(Nov '25: $297,000)



Median Days on Market

31 days
December 2025

+11 days
Dec '25 vs. Dec '24
(Dec '24: 20 days)

+8 days
Dec '25 vs. Nov '25
(Nov '25: 23 days)



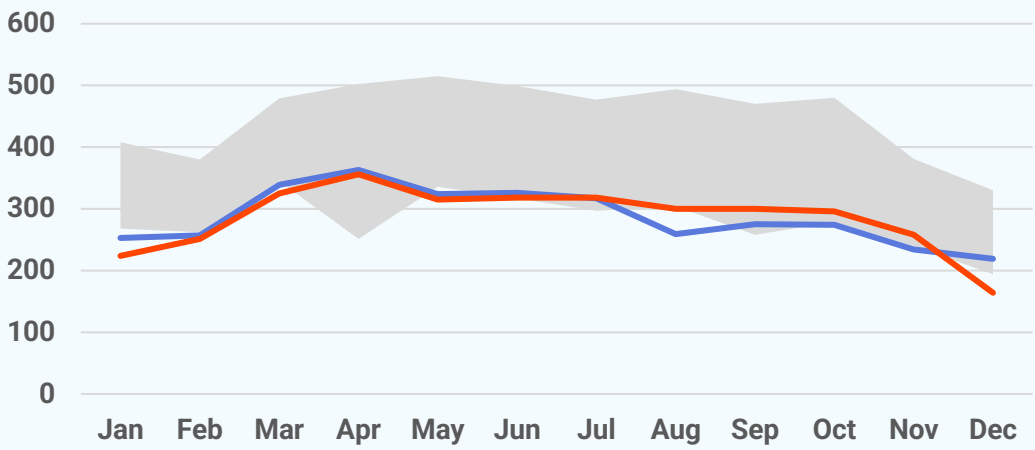
New Pending Sales

2025 2024 2020-2023 Range

164
December 2025

-25.1%
Dec '25 vs. Dec '24
(Dec '24: 219)

-36.4%
Dec '25 vs. Nov '25
(Nov '25: 258)



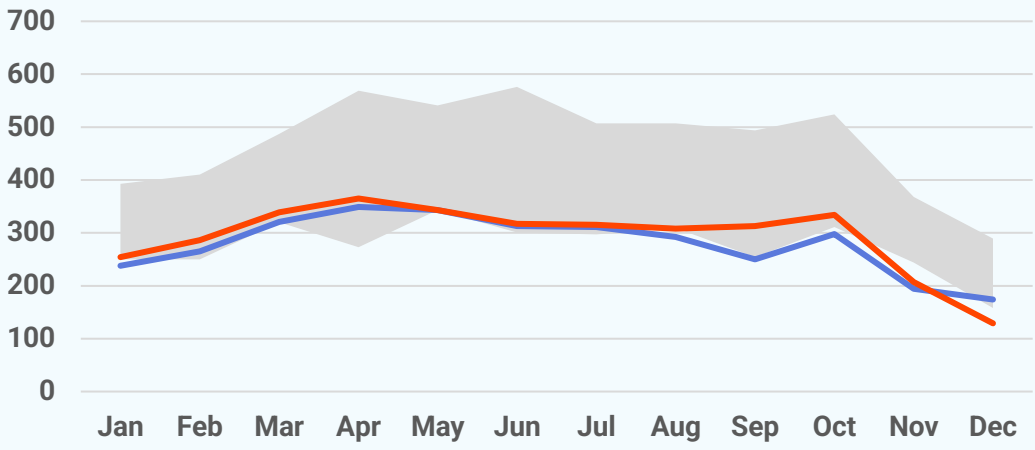
New Listings

2025 | 2024 | 2020-2023 Range

129
December 2025

-25.9%
Dec '25 vs. Dec '24
(Dec '24: 174)

-37.7%
Dec '25 vs. Nov '25
(Nov '25: 207)



Active Listings

600
December 2025

+38.9%
Dec '25 vs. Dec '24
(Dec '24: 432)

-13.4%
Dec '25 vs. Nov '25
(Nov '25: 693)



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