

Fiscal 2026 Median Residential Sales by Quarter

Improved, Owner-Occupied Properties

County	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Total	
	Jul-Aug-Sep 2025		Oct-Nov-Dec 2025		Jan-Feb-Mar 2026		Apr-May-Jun 2026			
	Count	Median	Count	Median	Count	Median	Count	Median	Count	Median
Allegany	80	\$180,000	94	\$237,450	66	\$185,000	109	\$183,500	349	\$190,000
Anne Arundel	1,665	\$515,000	1,435	\$499,999	1,277	\$500,000	1,820	\$520,000	6,197	\$509,990
Baltimore City	1,103	\$299,000	1,118	\$289,900	847	\$268,000	1,015	\$289,900	4,083	\$285,000
Baltimore	1,921	\$399,000	1,679	\$394,000	1,454	\$380,000	1,837	\$395,000	6,891	\$393,000
Calvert	227	\$540,000	235	\$505,000	178	\$460,000	310	\$522,500	950	\$500,000
Caroline	81	\$332,000	77	\$285,990	60	\$295,000	66	\$285,000	284	\$295,000
Carroll	468	\$505,000	400	\$494,750	297	\$474,000	498	\$520,000	1,663	\$500,000
Cecil	236	\$375,000	247	\$369,000	199	\$374,499	267	\$370,000	949	\$374,499
Charles	593	\$467,265	606	\$450,000	505	\$459,990	647	\$450,000	2,351	\$455,000
Dorchester	86	\$327,500	73	\$289,900	63	\$275,000	73	\$330,000	295	\$304,000
Frederick	799	\$525,000	810	\$515,000	666	\$506,000	1,035	\$530,000	3,310	\$524,450
Garrett	47	\$275,000	34	\$280,000	18	\$275,000	30	\$275,000	129	\$275,000
Harford	647	\$425,000	661	\$420,000	579	\$401,990	819	\$419,990	2,706	\$417,750
Howard	817	\$665,000	688	\$643,500	562	\$570,000	881	\$650,000	2,948	\$640,500
Kent	45	\$335,000	41	\$390,000	22	\$359,500	47	\$332,000	155	\$349,900
Montgomery	2,137	\$660,000	2,016	\$650,000	1,562	\$647,870	2,541	\$720,000	8,256	\$672,500
Prince George's	1,404	\$470,000	1,554	\$469,995	1,451	\$475,990	1,768	\$471,388	6,177	\$473,000
Queen Anne's	178	\$535,000	202	\$550,000	170	\$605,000	204	\$522,250	754	\$547,500
St. Mary's	307	\$439,900	288	\$442,500	220	\$442,500	339	\$443,000	1,154	\$440,000
Somerset	33	\$204,000	37	\$220,000	31	\$265,000	25	\$240,000	126	\$228,450
Talbot	99	\$497,800	105	\$467,650	103	\$437,000	134	\$454,500	441	\$464,790
Washington	293	\$341,000	322	\$339,000	272	\$345,000	362	\$340,250	1,249	\$340,500
Wicomico	242	\$285,000	204	\$290,000	188	\$282,500	210	\$290,000	844	\$289,000
Worcester	126	\$447,258	140	\$452,500	108	\$423,950	163	\$470,000	537	\$450,000
Statewide	13,634	\$465,000	13,066	\$455,000	10,898	\$454,900	15,200	\$475,000	52,798	\$464,190