

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	81	\$175,000	95	\$230,000					176	\$209,900
Anne Arundel	1,693	\$510,000	1,457	\$505,000					3,150	\$509,945
Baltimore City	1,135	\$295,000	1,138	\$285,000					2,273	\$290,000
Baltimore	2,055	\$395,000	1,760	\$390,000					3,815	\$393,150
Calvert	244	\$513,495	244	\$500,000					488	\$501,250
Caroline	80	\$325,000	77	\$286,990					157	\$299,900
Carroll	473	\$500,000	408	\$488,500					881	\$495,000
Cecil	242	\$375,000	243	\$375,000					485	\$375,000
Charles	594	\$466,159	609	\$450,000					1,203	\$459,000
Dorchester	85	\$319,900	75	\$295,000					160	\$305,000
Frederick	821	\$525,000	818	\$513,500					1,639	\$522,690
Garrett	46	\$277,000	34	\$275,000					80	\$277,000
Harford	634	\$412,965	684	\$420,000					1,318	\$416,090
Howard	826	\$660,000	691	\$641,000					1,517	\$652,000
Kent	46	\$350,000	41	\$390,000					87	\$365,000
Montgomery	2,317	\$650,000	2,128	\$649,900					4,445	\$649,900
Prince George's	1,336	\$450,000	1,590	\$460,000					2,926	\$455,000
Queen Anne's	178	\$535,000	205	\$550,000					383	\$544,000
St. Mary's	320	\$433,500	292	\$442,500					612	\$438,400
Somerset	35	\$206,000	37	\$220,000					72	\$220,000
Talbot	100	\$502,500	107	\$467,650					207	\$485,000
Washington	300	\$344,500	322	\$330,000					622	\$340,000
Wicomico	258	\$284,900	229	\$287,800					487	\$285,000
Worcester	131	\$450,000	147	\$459,000					278	\$455,000
Statewide	14,030	\$459,990	13,431	\$455,000	0		0		27,461	\$455,000

State Department of Assessments and Taxation

4/1/2026