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SDAT's 2026 Reassessment Shows Property Value Growth at Slower Pace, Helping Housing Affordability

Baltimore, MD – The Maryland Department of Assessments and Taxation (SDAT) has completed its 2026 “Group 2” reassessment of 789,178 residential and commercial properties statewide. Property tax assessment notices for properties in “Group 2” were mailed today; all 23 counties and Baltimore City experienced an increase in property values, and overall, 92.7% of Group 2 residential properties experienced an increase in value.

Maryland has more than two million property accounts divided into three groups. SDAT reassesses each group once every three years. The 2026 assessments for “Group 2” properties were based on an evaluation of 57,543 sales that occurred within the group. **The overall statewide value increase for “Group 2” properties was 12.7%, which represents an average increase in value of 13.2% for residential properties and 11% for commercial properties during this period.**

Though property values continue to rise, the pace of growth slowed significantly compared to recent years. By comparison, statewide reassessments reflected increases of 20.1% last year and 23.4% in 2023, representing a **7.4 percentage-point decline** in value growth from last year—nearly a **37% slowdown**. And compared to 2023, the growth rate declined by **10.7 percentage points**, reflecting an almost **46% slowdown**.

Since January 2023, the Moore-Miller Administration has focused on strengthening housing affordability, **significantly increasing the amount of relief delivered through the Homeowners' Property Tax Credit program**. Payments to eligible homeowners totaled **\$48.6 million in FY 2023**, increased to **\$62.4 million in FY 2024**, and reached **\$63.9 million in FY 2025**. The increases reflect a continued commitment to directing targeted relief to homeowners most impacted by rising housing costs.

The moderation in assessment growth, combined with strong homeowner support, reflects progress toward stabilizing housing costs and supporting long-term affordability for Maryland families. Per Census American Community Survey data, 68% of Maryland households are homeowners.

“Property values are still rising, but at a more sustainable pace,” said SDAT Director Bob Yeager. “After the rapid increases seen during the post-COVID recovery, this moderation is an important step toward balancing household wealth growth with housing affordability.”

To support housing affordability, each reassessment notice indicates whether the property is the owner's principal residence and provides the status of the [Homestead Tax Credit](#) application. The Homestead Tax Credit limits how much the taxable assessment of a homeowner's principal residence can increase each year, regardless of income. State law caps the annual increase at 10%, and many local governments have adopted even lower limits. Homeowners must submit a one-time application and meet program requirements to receive the credit.

The [Homeowners' Property Tax Credit](#) program offers additional relief to limited-income homeowners by capping the amount of property taxes owed each year based on income. Eligible homeowners must apply annually, and SDAT calculates credits in accordance with state law.



Any increase in assessed value will be phased in evenly over the next three years, while any decrease will be fully implemented in the 2026 tax year.

Property owners are encouraged to visit SDAT's [Maryland Property Tax Credit Programs](#) webpage to learn more about available assistance.

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About SDAT

The Maryland Department of Assessments and Taxation (SDAT) delivers fair and transparent property assessments, business registration, and property tax relief resources while fostering housing affordability, generational wealth, and business growth across Maryland.

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