

StreetMatrix

MARYLAND | AUGUST 2026

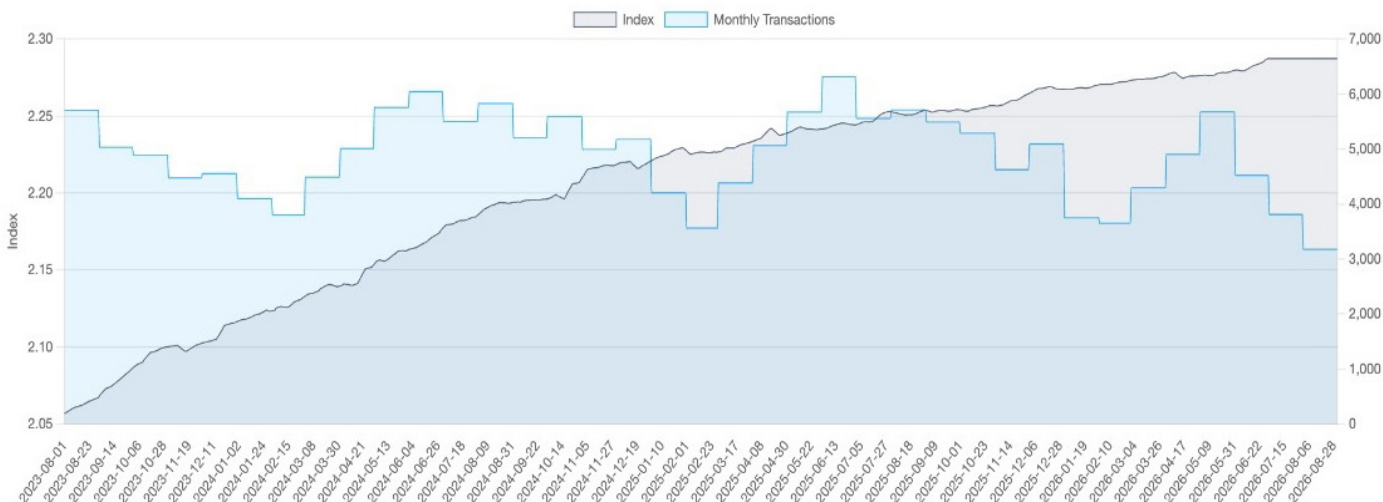
KEY MARKET TRENDS

- Four of the top ten cities, led by Glen Burnie, experienced annual price gains
- Glen Burnie saw the largest drop in sales over the year
- Transactions continued to see significant drops across eight of the top ten cities

EXTERNAL INFLUENCES

- Mortgage rates continue to push higher, driven by the AI boom, tariffs, and the Iran War
- Fed policy uncertainty and bond market volatility slowed demand
- Rising insurance premiums and property taxes added to affordability pressures

MARYLAND STATEWIDE



1 YEAR CHANGE

INDEX	TRANSACTIONS
1.49%	-44.38%

2 YEAR CHANGE

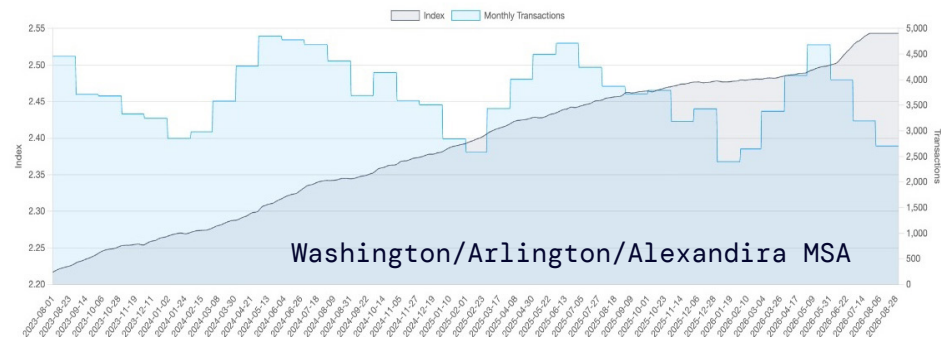
INDEX	TRANSACTIONS
4.25%	-45.50%

3 YEAR CHANGE

INDEX	TRANSACTIONS
10.65%	-44.32%

METROPOLITAN STATISTICAL AREA

Metropolitan Statistical Area is a Census/OMB-defined region consisting of a population center and surrounding counties that are economically integrated with it, primarily through commuting ties. An MSA must include at least one urban area with 50,000 or more residents. The largest MSA that exists in the state has been presented below.



	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.33%	-30.15%
2 YEAR	8.48%	-38.05%
3 YEAR	14.11%	-39.33%

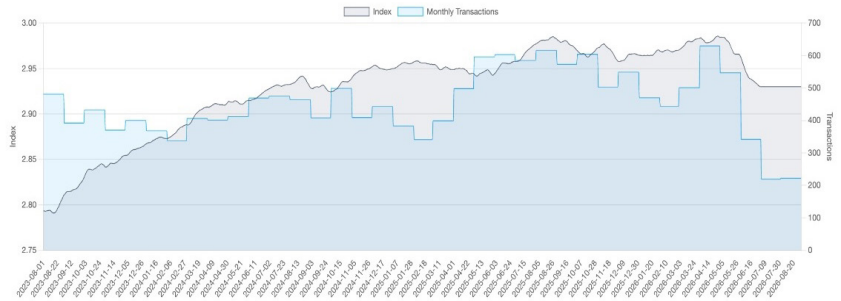


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable insights into price change trends and volatility. © 2026 StreetMatrix. All Worldwide Rights Reserved.

MARYLAND Top Cities by population size

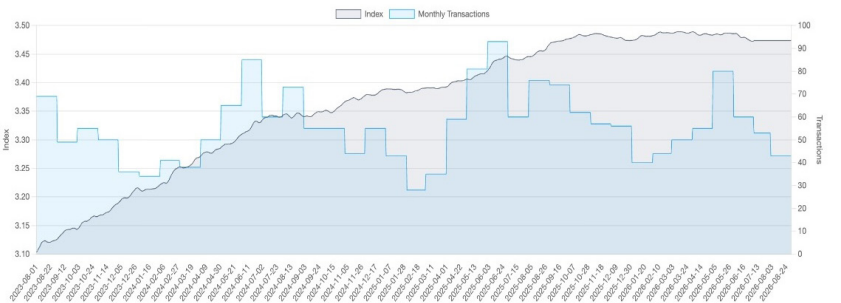
BALTIMORE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.77%	-63.96%
2 YEAR	0.04%	-52.16%
3 YEAR	4.26%	-53.85%



COLUMBIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.20%	-43.42%
2 YEAR	3.97%	-41.10%
3 YEAR	11.14%	-37.68%



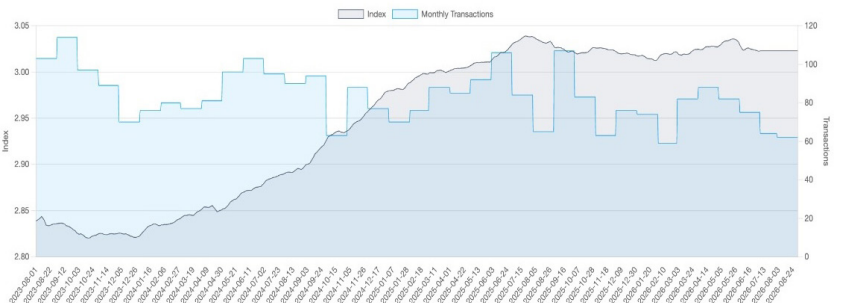
GERMANTOWN

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.08%	-8.00%
2 YEAR	2.54%	-43.90%
3 YEAR	11.91%	-23.13%



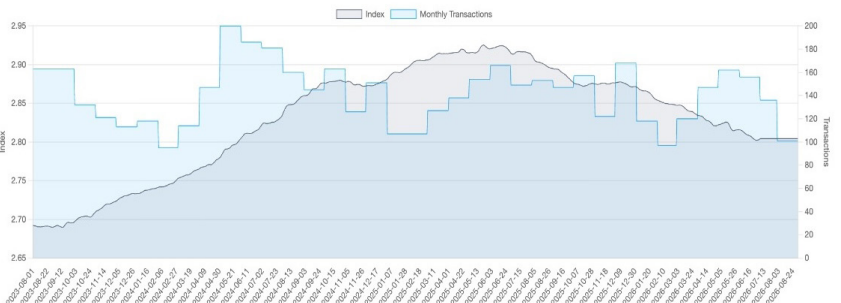
WALDORF

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.17%	-4.62%
2 YEAR	4.28%	-31.11%
3 YEAR	6.60%	-39.81%



SILVER SPRING

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-3.13%	-33.99%
2 YEAR	-1.94%	-36.88%
3 YEAR	4.25%	-38.04%



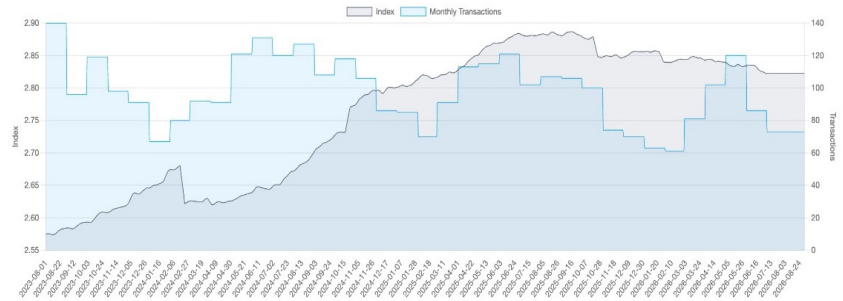
Questions or comments?

Contact report author, Jonathan Miller, at atjmill@streetmatrix.net.
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MARYLAND Top Cities by population size

FREDERICK

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.01%	-31.78%
2 YEAR	4.47%	-42.52%
3 YEAR	9.23%	-47.86%



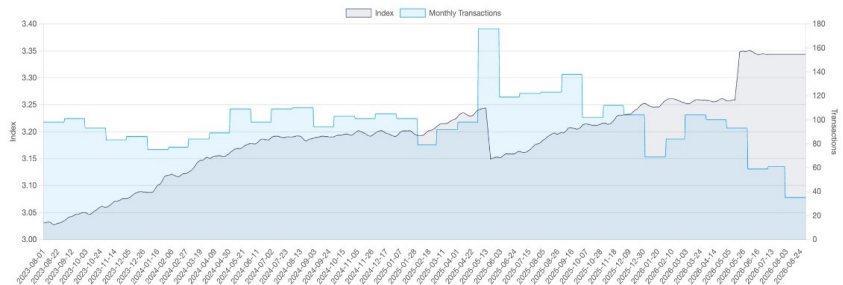
ELLICOTT CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.32%	-34.07%
2 YEAR	4.08%	-40.59%
3 YEAR	8.91%	-32.58%



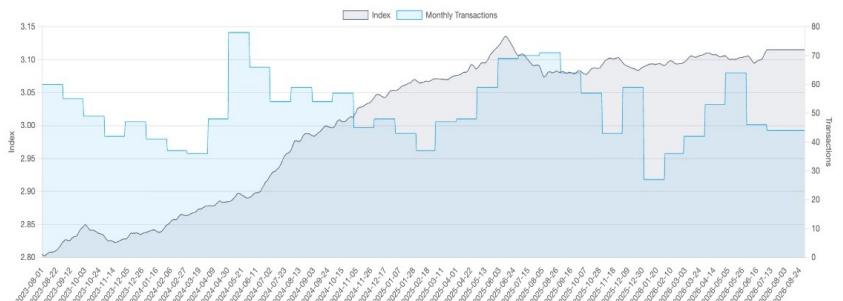
GLEN BURNIE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.54%	-71.54%
2 YEAR	4.89%	-68.18%
3 YEAR	10.19%	-64.29%



GAITHERSBURG

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.11%	-38.03%
2 YEAR	4.35%	-25.42%
3 YEAR	10.36%	-26.67%



BETHESDA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.43%	-40.91%
2 YEAR	1.82%	-43.48%
3 YEAR	7.44%	-46.39%



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