

StreetMatrix

MARYLAND

JUNE 2026

KEY MARKET TRENDS

- Glen Burnie saw the most annual price growth for the top-ten cities
- All top ten cities saw annual declines from year-ago sales as inventory fell faster
- The sales pace of the housing market across the state accelerated significantly

EXTERNAL INFLUENCES

- Interest rate pressure from the Iran War continues to push mortgage rates higher
- Relatively strong job creation has kept sales elevated
- Migration continues as the dominant driver of housing demand

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.93%	-28.90%
2 YEAR	5.08%	-25.72%
3 YEAR	10.70%	-27.95%

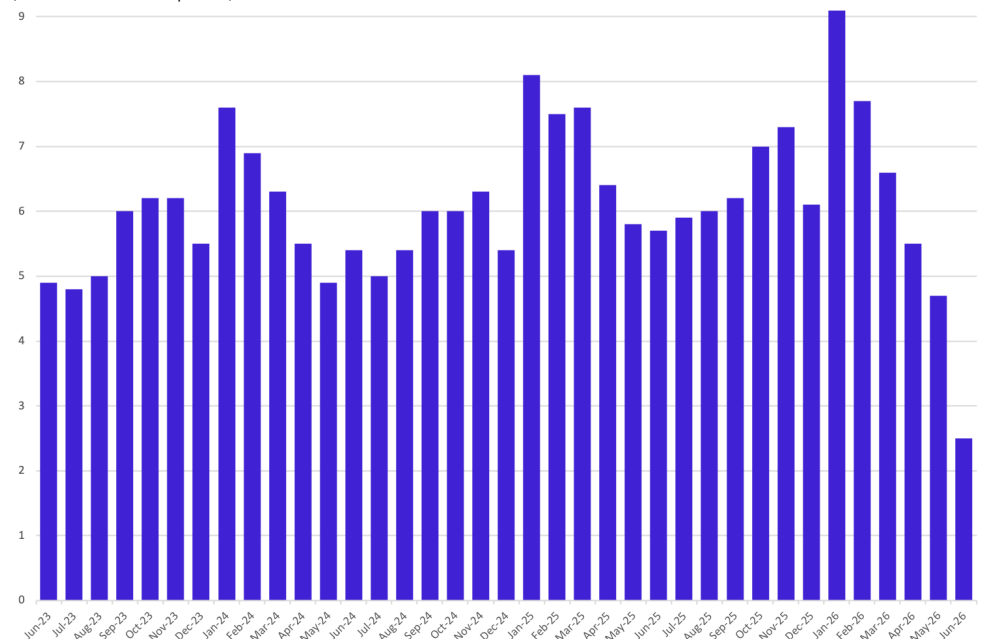


Top Cities by Population Size

City	Months of Supply
Baltimore	5.1
Columbia	0.9
Germantown	1.8
Waldorf	2.7
Silver Spring	1.7
Frederick	2.5
Ellicott City	1.1
Glen Burnie	2.8
Gaithersburg	2.8
Bethesda	1.9

Months of Supply

Number of months to sell all inventory at the current sales rate.
(A.K.A. the market pace.)



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.

MARYLAND Top Cities by population size

BALTIMORE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.88%	-43.78%
2 YEAR	-0.95%	-27.72%
3 YEAR	0.09%	-27.41%



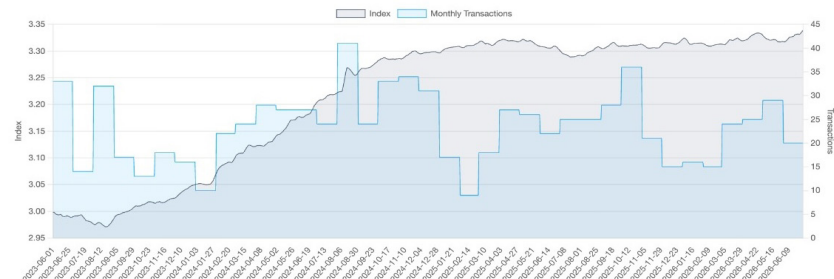
COLUMBIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.77%	-34.41%
2 YEAR	4.20%	-28.84%
3 YEAR	12.41%	-27.38%



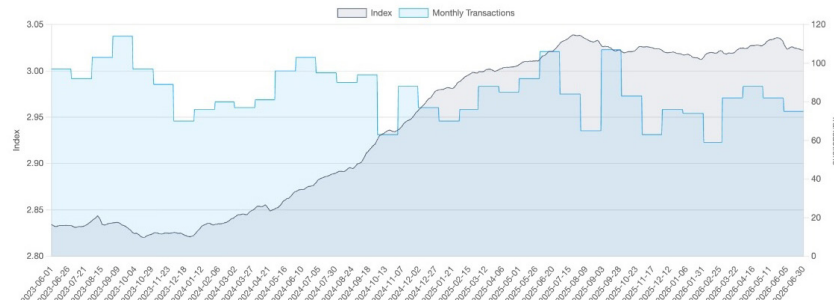
GERMANTOWN

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.13%	-9.09%
2 YEAR	4.25%	-25.93%
3 YEAR	11.68%	-39.39%



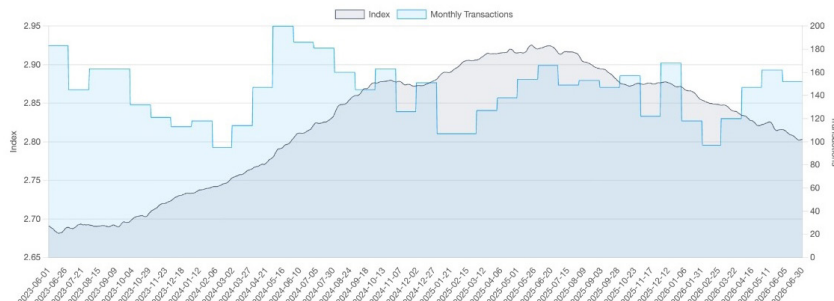
WALDORF

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.21%	-29.25%
2 YEAR	5.00%	-27.18%
3 YEAR	6.70%	-22.68%



SILVER SPRING

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-3.85%	-8.43%
2 YEAR	-0.62%	-18.28%
3 YEAR	4.26%	-16.94%



Questions or comments?

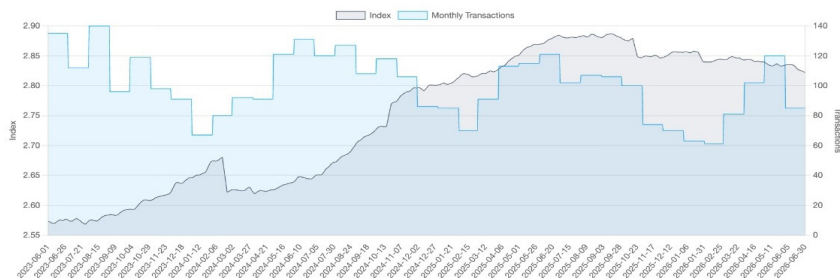
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
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MARYLAND

Top Cities
by population size

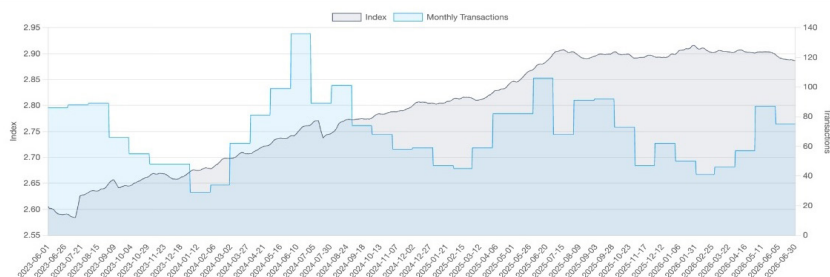
FREDERICK

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.14%	-29.75%
2 YEAR	6.61%	-35.11%
3 YEAR	9.58%	-37.04%



ELLICOT CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.44%	-29.95%
2 YEAR	4.47%	-44.85%
3 YEAR	11.42%	-12.79%



GLEN BURNIE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	5.70%	-51.26%
2 YEAR	4.87%	-40.82%
3 YEAR	11.23%	-47.27%



GAITHERSBURG

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.24%	-33.33%
2 YEAR	6.56%	-30.30%
3 YEAR	11.09%	-41.77%



BETHESDA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.97%	-13.64%
2 YEAR	2.74%	-5.00%
3 YEAR	7.86%	-22.13%



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