StreetMatrix

MARYLAND | OCTOBER 2026

KEY MARKET TRENDS

- Five of the top ten cities experienced annual price gains
- Glen Burnie continued to experience the highest annual price gains among the top ten cities
- Transactions across the top ten cities and the state continued to see sharp declines

EXTERNAL INFLUENCES

- Mortgage rates remained high because of sticky inflation and bond-market volatility
- Contracts remained low as the Midterms provided another layer of uncertainty
- Listing inventory drifted higher despite rate lock-in restraining seller mobility

MARYLAND STATEWIDE



1 YEAR CHANGE		2 YEAR CHANGE		3 YEAR CHANGE	
INDEX	TRANSACTIONS	INDEX	TRANSACTIONS	INDEX	TRANSACTIONS
6.55%	-53.45%	8.85%	-56.01%	14.50%	-49.69%

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	5.77%	-45.13%
2 YEAR	10.52%	-49.75%
3 YEAR	15.99%	-43.49%

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	-3.54%	-72.02%
2 YEAR	-2.44%	-66.13%
3 YEAR	0.88%	-60.88%



COLUMBIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.15%	-61.29%
2 YEAR	3.66%	-56.36%
3 YEAR	10.20%	-56.36%



GERMANTOWN

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.48%	-66.67%
2 YEAR	1.31%	-63.64%
3 YEAR	10.39%	-7.69%



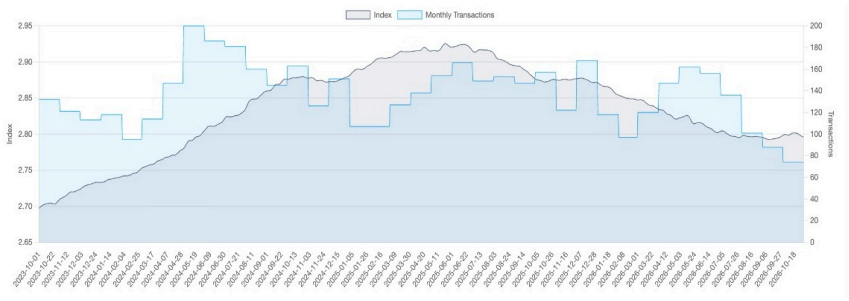
WALDORF

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.32%	-51.81%
2 YEAR	4.43%	-36.51%
3 YEAR	8.55%	-58.76%



SILVER SPRING

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.74%	-52.87%
2 YEAR	-2.83%	-54.60%
3 YEAR	3.22%	-43.94%



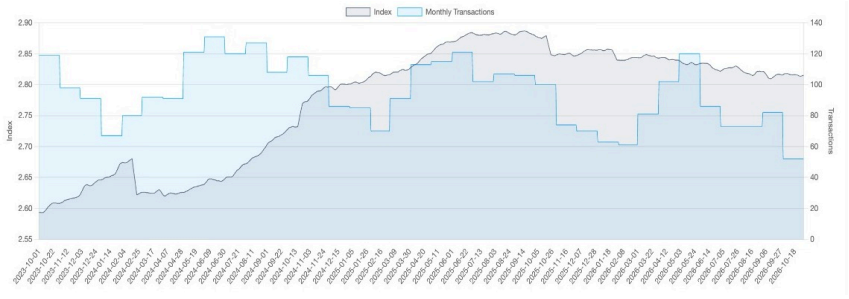
Questions or comments?
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
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MARYLAND ✻ Top Cities
by population size

FREDERICK

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.16%	-48.00%
2 YEAR	1.47%	-55.93%
3 YEAR	7.94%	-56.30%



ELLICOTT CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.20%	-58.90%
2 YEAR	3.51%	-55.88%
3 YEAR	8.33%	-45.45%



GLEN BURNIE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.41%	-56.86%
2 YEAR	4.01%	-57.28%
3 YEAR	8.69%	-52.69%



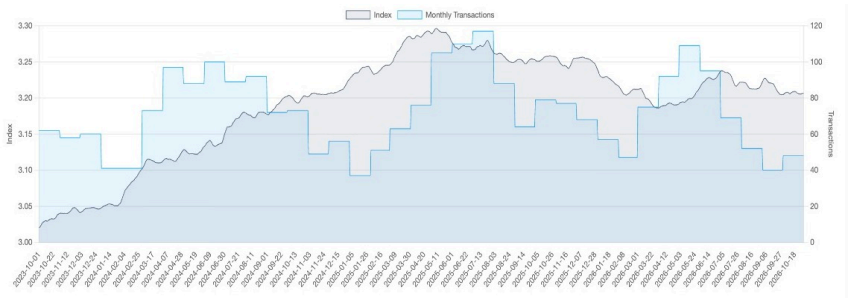
GAITHERSBURG

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.78%	-47.37%
2 YEAR	4.41%	-47.37%
3 YEAR	11.09%	-38.78%



BETHESDA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.54%	-39.24%
2 YEAR	0.16%	-34.25%
3 YEAR	5.50%	-22.58%



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