StreetMatrix

MARYLAND | SEPTEMBER 2026

KEY MARKET TRENDS

- The state saw a larger annual gain in prices than all the top ten cities
- Transactions for the top ten cities continued to experience large annual declines
- Glen Burnie experienced the largest annual rise in prices of the top ten cities

EXTERNAL INFLUENCES

- Mortgage rates accelerated their upward growth as higher for longer remains the theme
- Climbing inventory levels and rising homeownership costs outside of principal and interest
- Cooling net in-migration and expanding remote-work pullback

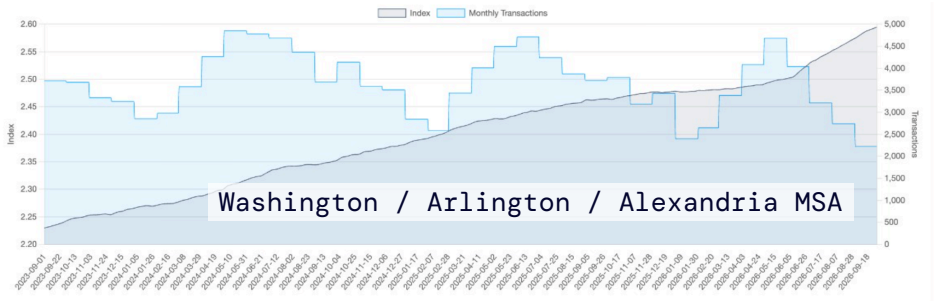
MARYLAND STATEWIDE



1 YEAR CHANGE		2 YEAR CHANGE		3 YEAR CHANGE	
INDEX	TRANSACTIONS	INDEX	TRANSACTIONS	INDEX	TRANSACTIONS
4.69%	-52.05%	7.45%	-49.39%	13.12%	-47.69%

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.



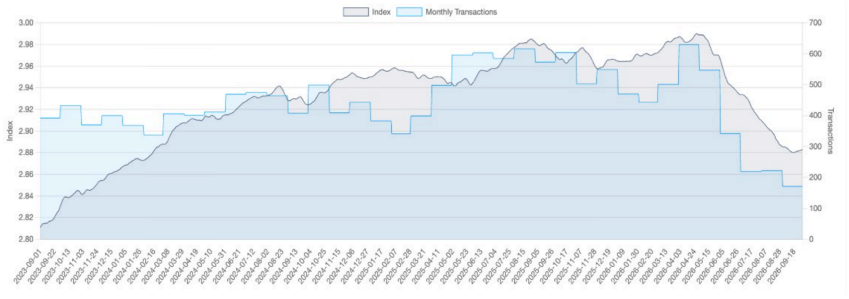
	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	5.30%	-40.26%
2 YEAR	10.32%	-39.71%
3 YEAR	15.74%	-40.12%

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

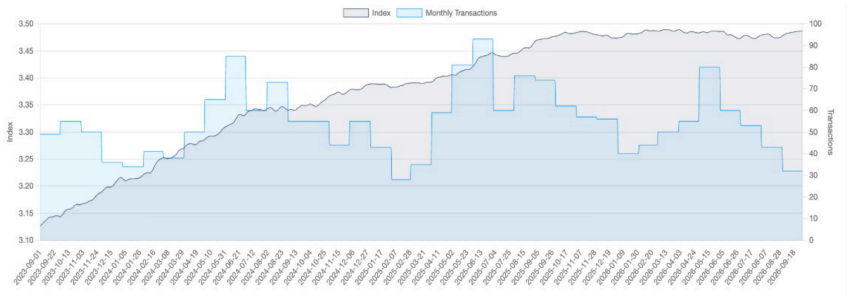
BALTIMORE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.94%	-70.16%
2 YEAR	-1.41%	-58.09%
3 YEAR	1.89%	-56.38%



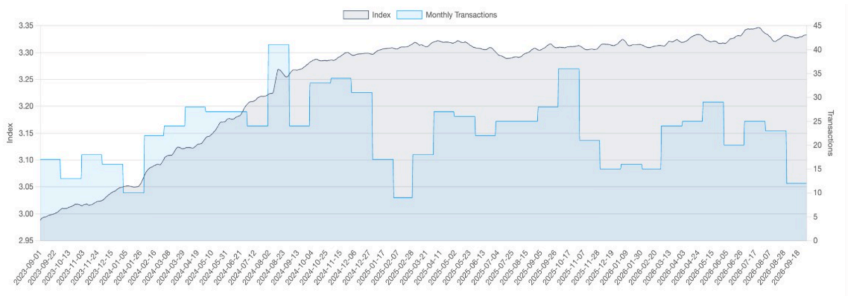
COLUMBIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.28%	-56.76%
2 YEAR	4.09%	-41.82%
3 YEAR	10.94%	-34.69%



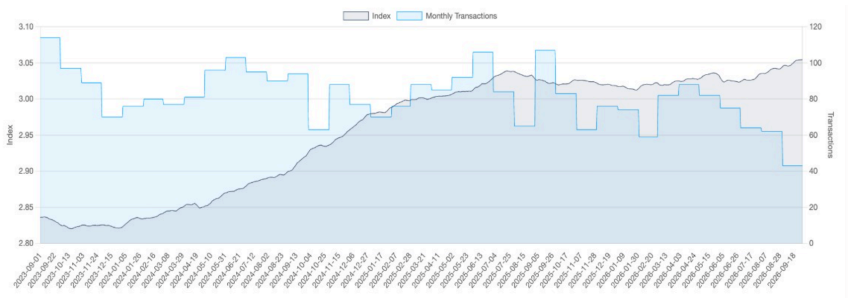
GERMANTOWN

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.70%	-57.14%
2 YEAR	1.55%	-50.00%
3 YEAR	10.82%	-29.41%



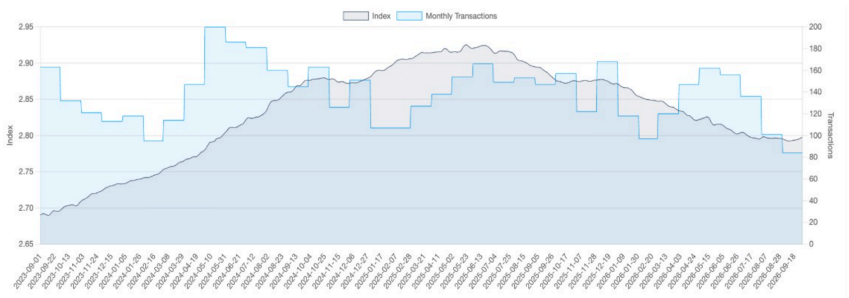
WALDORF

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.10%	-59.81%
2 YEAR	4.44%	-54.26%
3 YEAR	8.11%	-62.28%



SILVER SPRING

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.75%	-42.86%
2 YEAR	-2.73%	-42.07%
3 YEAR	3.77%	-48.47%



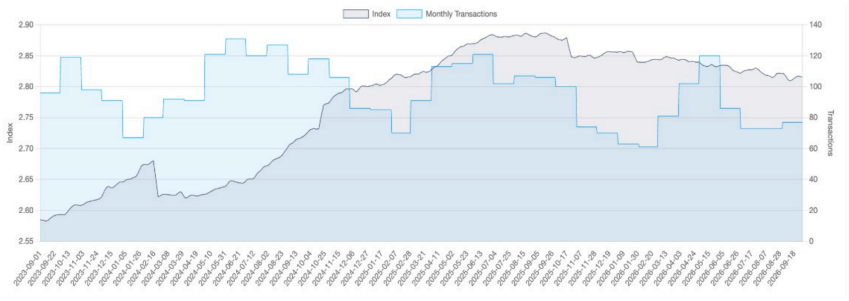
Questions or comments?
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
For details on how this report was created, please see our report methodology.
© 2026 StreetMatrix. All Worldwide Rights Reserved. StreetMatrix | streetmatrix.net

StreetMatrix

MARYLAND ❋ Top Cities
by population size

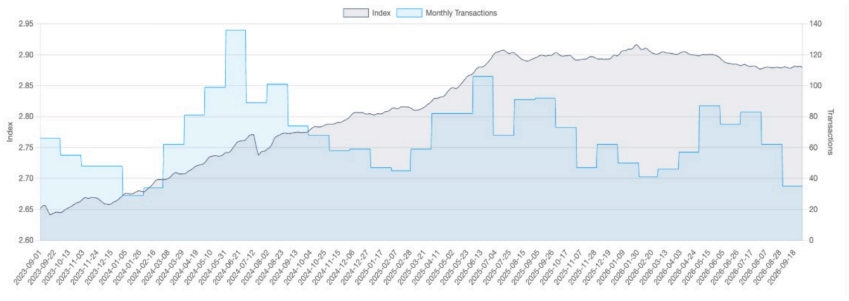
FREDERICK

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.22%	-27.36%
2 YEAR	3.27%	-28.70%
3 YEAR	8.58%	-19.79%



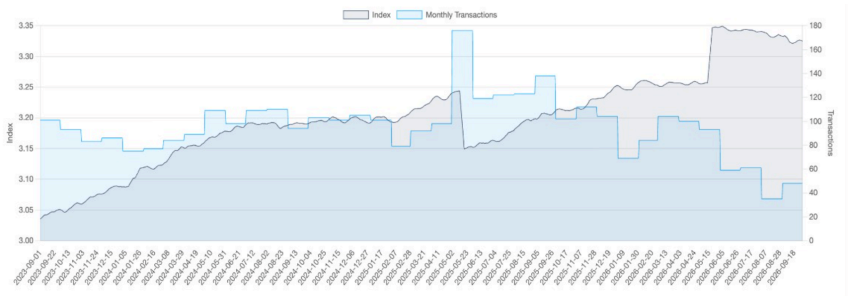
ELLICOTT CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.80%	-61.96%
2 YEAR	3.76%	-52.70%
3 YEAR	8.89%	-46.97%



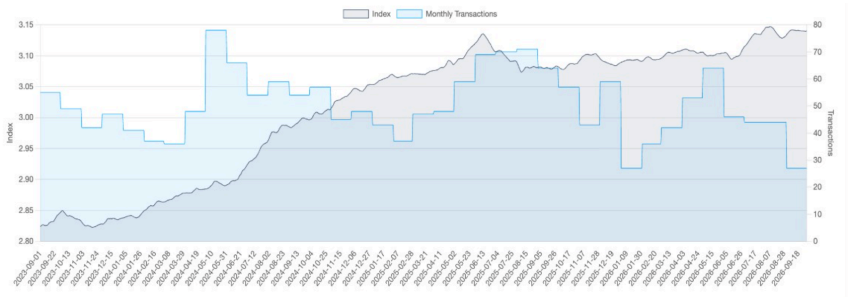
GLEN BURNIE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.54%	-65.22%
2 YEAR	4.21%	-48.94%
3 YEAR	8.98%	-52.48%



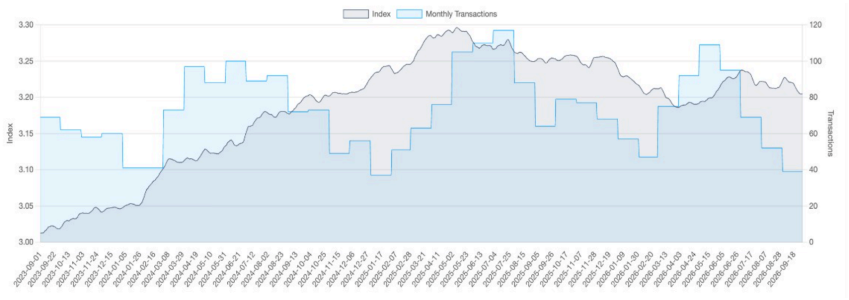
GAITHERSBURG

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.87%	-57.81%
2 YEAR	4.81%	-50.00%
3 YEAR	10.34%	-50.91%



BETHESDA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.49%	-39.06%
2 YEAR	0.08%	-45.83%
3 YEAR	6.17%	-43.48%



Questions or comments?
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
For details on how this report was created, please see our report methodology.
© 2026 StreetMatrix. All Worldwide Rights Reserved. StreetMatrix | streetmatrix.net

StreetMatrix