MARYLAND HOUSING BEAT

SINGLE-FAMILY HOUSING

SEPTEMBER 2024

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WES MOORE GOVERNOR
ARUNA MILLER, LT. GOVERNOR
JAKE DAY, SECRETARY
JULIA GLANZ, DEPUTY SECRETARY

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HOUSING STATISTICS

HOME SALES

- Third-quarter home sales fell 6.3% year-over-year to 5,341 units and declined 13.4% compared to the previous month
- Nationally, September home sales dropped 12.0% quarter-over-quarter to 331,000 units and decreased 4.9% year-over-year

MOM – SALES

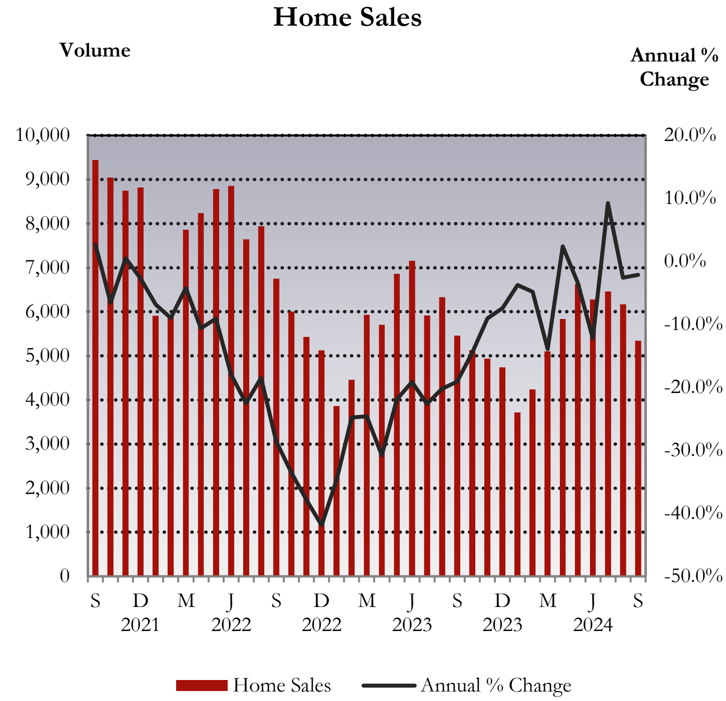
- Over half of Maryland's jurisdictions experienced a decline in home sales from August, while six jurisdictions saw an increase
- Somerset County led gains with a 37.5% increase, while Talbot County had the largest drop, down 41.7%

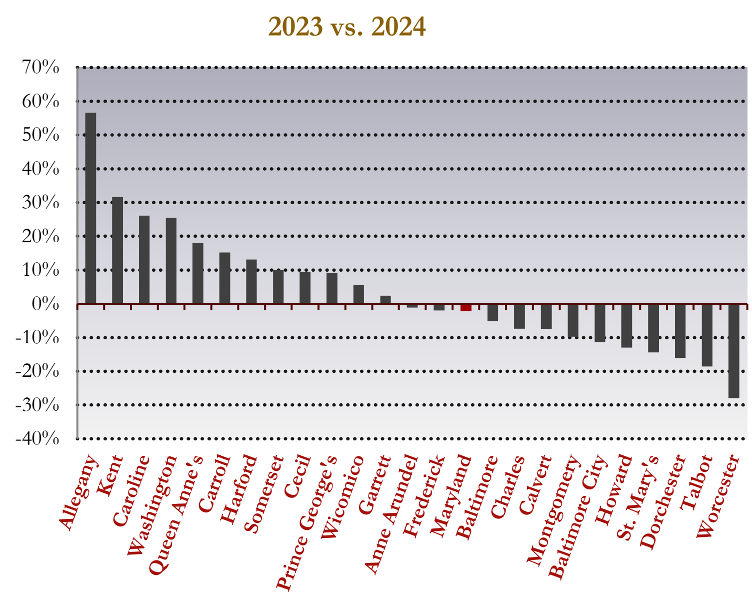
QOQ - SALES

- Home sales decreased in 18 Maryland jurisdictions and rose in six compared to the previous quarter
- Garrett County saw the largest increase, up 48.3%, with 14 more homes sold than in June 2024

YOY - SALES

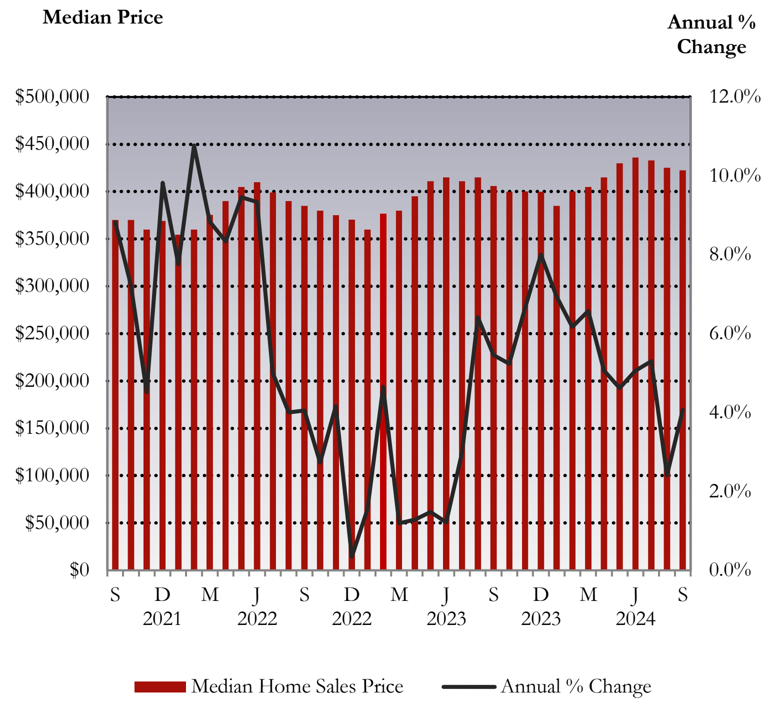
- Home sales declined year-over-year in 14 jurisdictions, increased in nine, and remained unchanged in Garrett County
- Allegany County recorded the largest increase at 50.9%, while Worcester County experienced the steepest decline at 28.8%





Home Prices

- Maryland's median home sales price fell to $422,500 in September, down $2,500 from August but 4.1% higher than the same time last year
- Nationally, the median home price in September 2024 was $404,500, an increase of $11,700 compared to a year ago

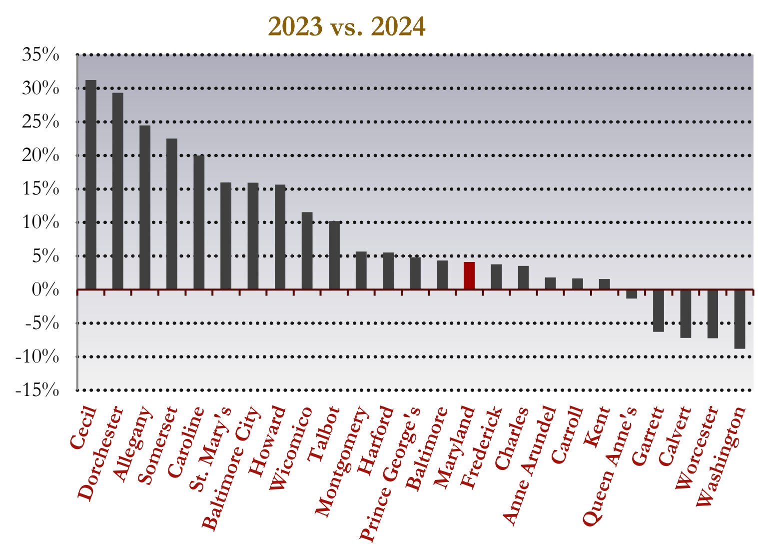


MoM – Price

- Median listing prices rose in 15 Maryland jurisdictions between August and September, ranging from a 0.4% increase (+$1,500) in Baltimore County to a 20.0% jump (+$90,000) in Talbot County
- Prices declined in the remaining nine jurisdictions, with Somerset County experiencing the steepest drop, down 28.8% (-$74,950)

QoQ – Price

- Median home prices rose in half of Maryland's jurisdictions and fell in the other half compared to the previous quarter
- Garrett County recorded the largest price gain, rising from $299,500 to $445,000, while Kent County saw the biggest drop, down 19.6%

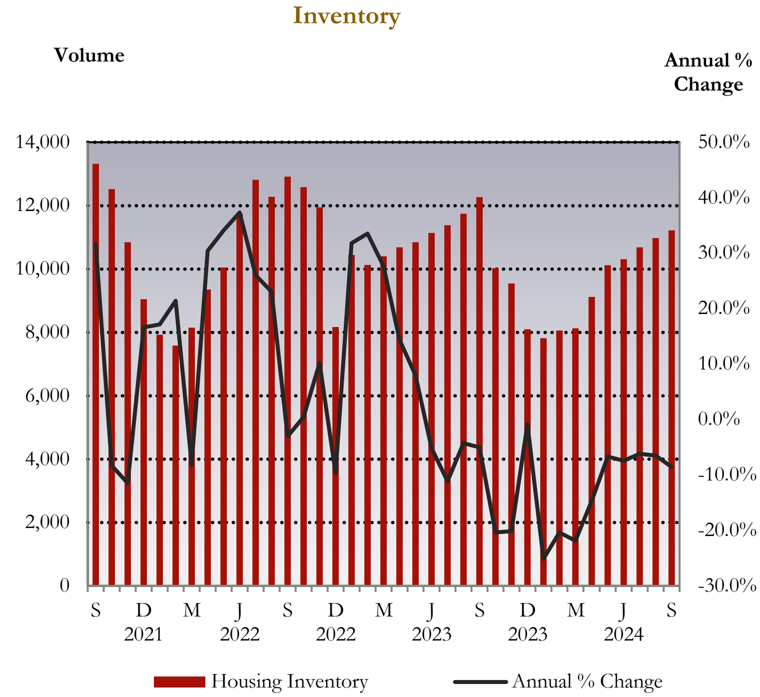


YoY - Price

- Year-over-year, median home prices increased in 19 jurisdictions and decreased in five
- Cecil County led the annual price growth with a 31.3% increase, while Washington County had the largest decline, down 8.8%

Housing Inventory

- Maryland's active home inventory dropped 8.6% year-over-year
- Single-family home inventory totaled 11,213 units, up 233 units from August and 906 units from Q2 2024
- Nationally, housing inventory increased 5.3% quarter-over-quarter to 1.39 million units, a 23.0% rise year-over-year

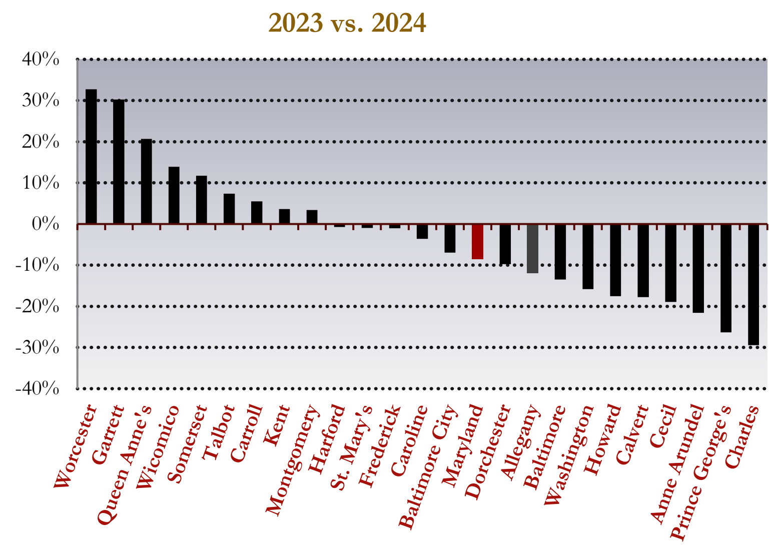


MoM - Inventory

- Compared to August 2024, inventory rose in 15 Maryland jurisdictions and declined in 9
- Washington County saw the largest increase at 11.9%, while Allegany County experienced the sharpest drop at 13.5%

QoQ - Inventory

- Since Q2 2024, inventory increased in 20 jurisdictions and decreased in 4
- Somerset County posted the largest growth at 33.3%, while Allegany County saw the steepest decline at 14.0%

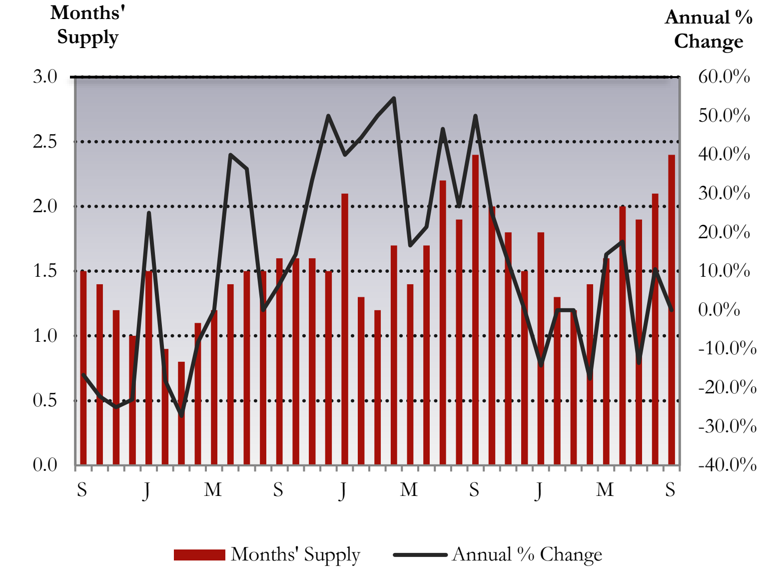


YoY - Inventory

- Compared to Q3 2023, Maryland had 1,050 fewer homes for sale
- Most jurisdictions reported year-over-year inventory declines, while nine counties experienced increases
- Worcester County had the largest increase at 32.7% (+155 units), while Charles County recorded the largest decline at 29.4%

MONTHS' SUPPLY

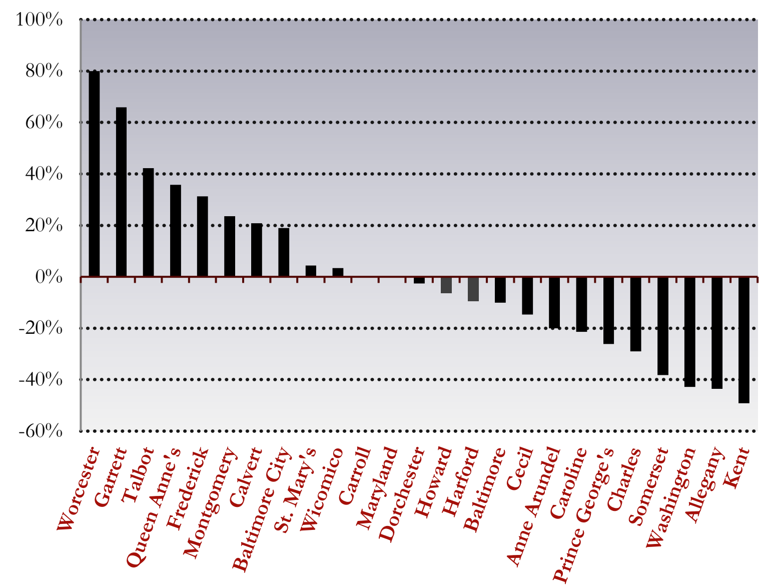
- Maryland's months' supply increased to 2.4 in September, up 14.3% from the previous month and 20.0% higher than Q2 2024
- Nationally, months' supply rose from 4.1 in June 2024 to 4.3 in September, marking a 26.5% year-over-year increase



MoM - SUPPLY

- Compared to August, months' supply increased in 16 Maryland jurisdictions, decreased in 6, and remained unchanged in Harford and Wicomico counties
- Talbot County experienced the largest rise, doubling its supply with a 100.0% increase

2023 vs. 2024



QoQ - SUPPLY

- Compared to the previous quarter, months' supply increased in 20 jurisdictions, declined in 3, and remained unchanged in Kent County
- Howard and Wicomico counties saw the largest growth, each rising by 66.7%

YoY - SUPPLY

- Year-over-year, months' supply declined in over half of Maryland's jurisdictions, rose in 10, and remained unchanged in Carroll County
- Worcester County recorded the largest increase at 80.0%, while Kent County saw the sharpest decline at 49.2%

Months' Supply

Pending Sales Index (PHSI)

- The PHSI is a forward-looking measure of home sales over the next two months, based on accepted but not finalized contract offers, benchmarked to 2001 activity levels
- Maryland's PHSI for September was 89.6, down 10.5% from June 2024 but 18.2% higher than September 2023
- Nationally, the September 2024 PHSI stood at 75.8, a 2.0% increase from the previous quarter and 2.6% above September 2023

MoM – PHSI

- More than half of Maryland's jurisdictions saw a decline in PHSI, while five recorded increases. Frederick County remained unchanged. Somerset, Wicomico, and Worcester counties do not report PHSI
- Caroline County experienced the largest rise, up 24.2%, while Garrett County recorded the sharpest drop at 32.1%

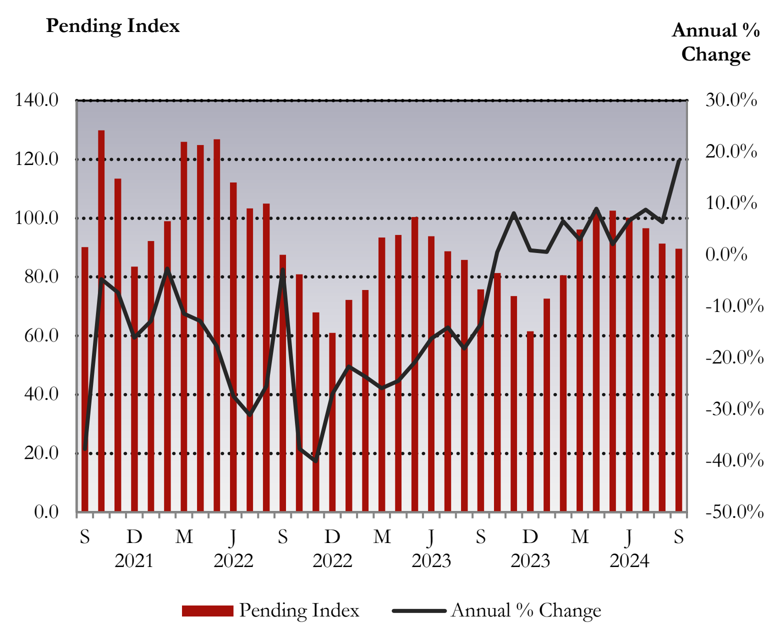
QoQ – PHSI

- Compared to the previous quarter, PHSI increased in five jurisdictions, decreased in 15, and remained unchanged in Calvert County. Somerset, Wicomico, and Worcester counties do not report PHSI
- Allegany County saw the largest quarterly gain at 28.8%, while Cecil County had the steepest decline at 29.6%

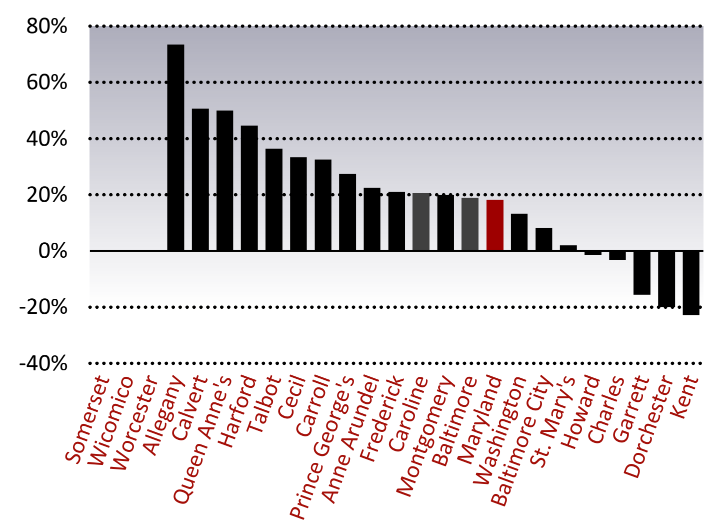
YoY – PHSI

- PHSI rose in all but five of Maryland's reporting jurisdictions year-over-year. Somerset, Wicomico, and Worcester counties do not report PHSI
- Allegany County led with a 73.5% increase, while Kent County saw the largest decline at 22.9%

Maryland Pending Home Sales Index



2023 vs. 2024



DAYS ON THE MARKET (DOM)

- Days on the market (DOM) measures the time a home is listed before entering "pending" sales status
- In September, the typical Maryland home was on the market for 33 days, a 25.6% increase compared to the same period last year
- Nationally, the average DOM rose to 55 days in September, a 14.6% year-over-year increase

MoM – DOM

- Compared to August, homes stayed on the market longer in 14 Maryland jurisdictions, spent less time in 6, and remained unchanged in Calvert, Frederick, Somerset, and Washington counties
- Queen Anne's County saw the largest increase, with a 51.7% rise to 44 days, while Talbot County recorded the biggest decline, down 23.1% (40 fewer days

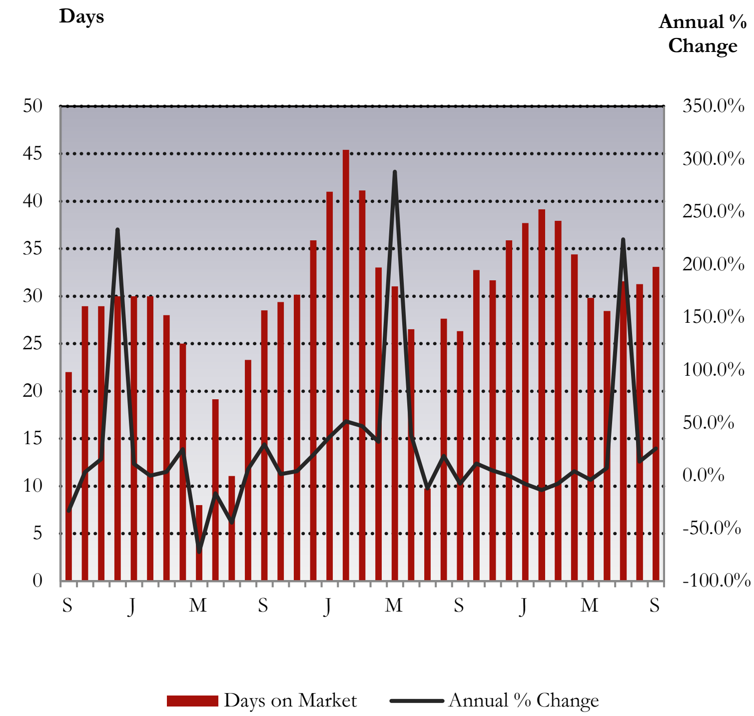
QoQ – DOM

- DOM increased in 21 jurisdictions compared to the previous quarter but fell in Allegany, Caroline, and Somerset counties
- Somerset County had the largest decline, with a 16.0% reduction (21 fewer days) in September

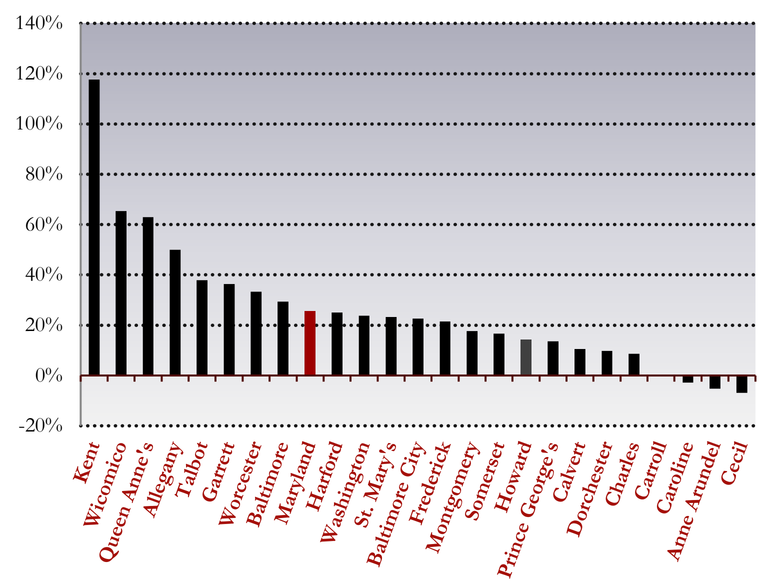
YoY – DOM

- Year-over-year, DOM increased in more than half of Maryland jurisdictions, declined in 3, and stayed the same in Carroll County.
- Kent County experienced the largest rise at 117.6%, while Cecil County recorded the largest decrease, down 6.9% (27 fewer days)

Days on the Market



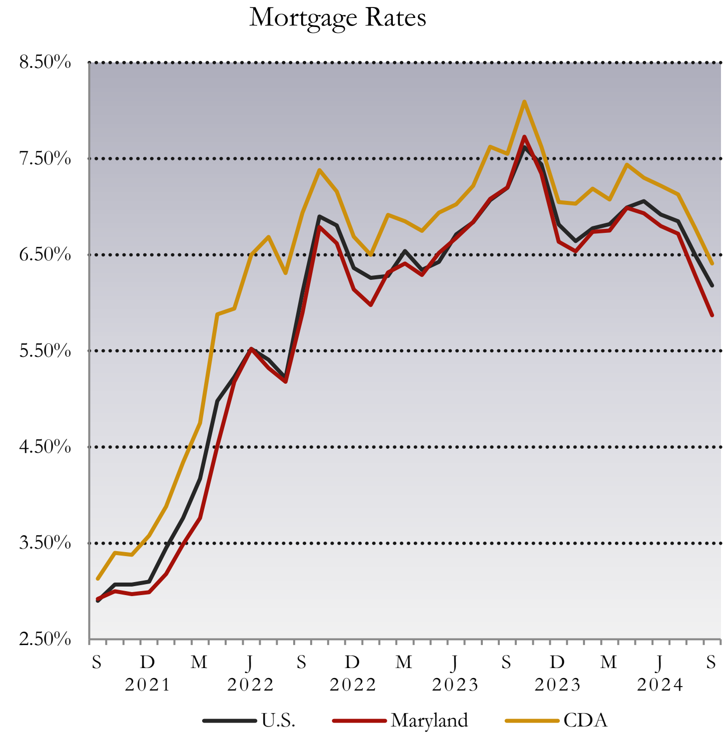
2023 vs. 2024



Mortgage Rates

Local, National, and CDA Average 30-Year Fixed Mortgage Rates Decrease Year-Over-Year

- In September, the CDA Maryland Mortgage Program's effective 30-year fixed rate was 0.23 percentage points higher than the Freddie Mac national average and 0.54 points higher than Maryland's state average
- Freddie Mac's national average 30-year fixed mortgage rate dropped from 6.92% in June 2024 to 6.18% in September, 1.02 percentage points lower than the same time last year
- Maryland’s average effective 30-year fixed rate declined from 6.80% in June 2024 to 5.87% in September, a 1.33-point decrease year-over-year
- The CDA Maryland Mortgage Program's rate decreased from 7.22% in June 2024 to 6.41% in September, 1.14 points below September 2023 levels



Housing Affordability

- Maryland's housing affordability index for repeat and first-time buyers rose 11.4% from June to September 2024, reaching 99.3, a 6.8% increase year-over-year
- In September 2024, affordability exceeded 100 for repeat and first-time buyers in 12 Maryland jurisdictions
- The first-time homebuyer affordability index rose 11.3% from June to 64.1, a 6.5% year-over-year increase, though affordability remained below 100 in all jurisdictions

MoM - Affordability

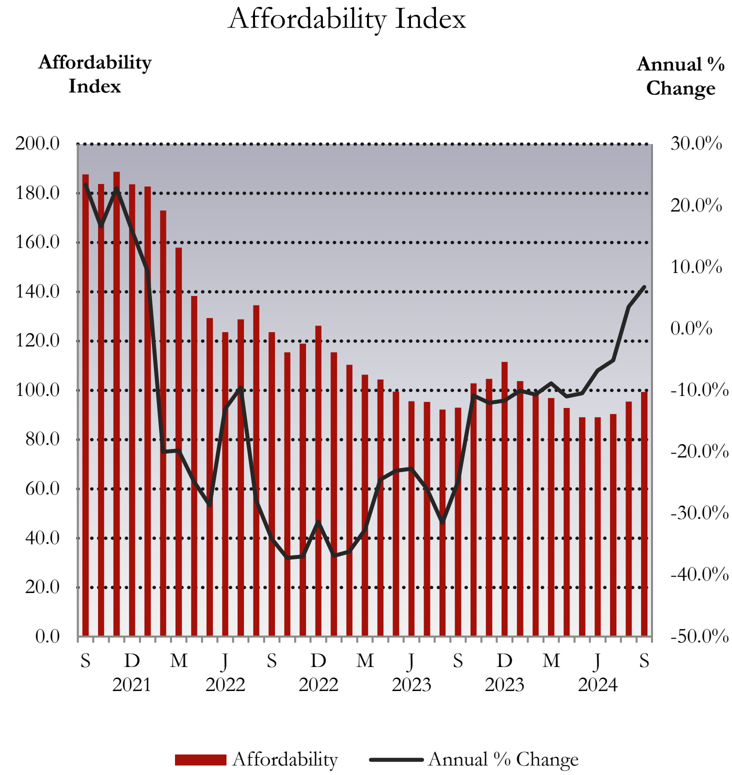
- Housing affordability improved in half of Maryland's jurisdictions and declined in the other half compared to the previous month
- Somerset County saw the largest increase (+45.1%), while Talbot County experienced the steepest decline (-13.9%)

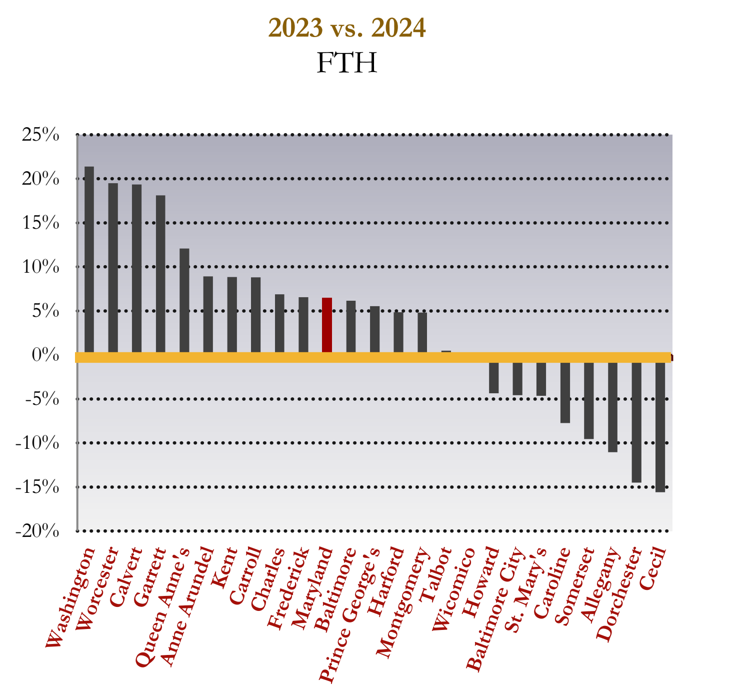
QoQ – Affordability

- Since Q2 2024, affordability increased in 16 jurisdictions and declined in 8
- Kent County recorded the largest increase, while Garrett County saw the biggest decline in both affordability indices

YoY – Affordability

- Year-over-year, affordability improved in 15 jurisdictions and declined in 9 for both indices
- Washington County posted the largest increase, while Cecil County experienced the sharpest decline in both indices

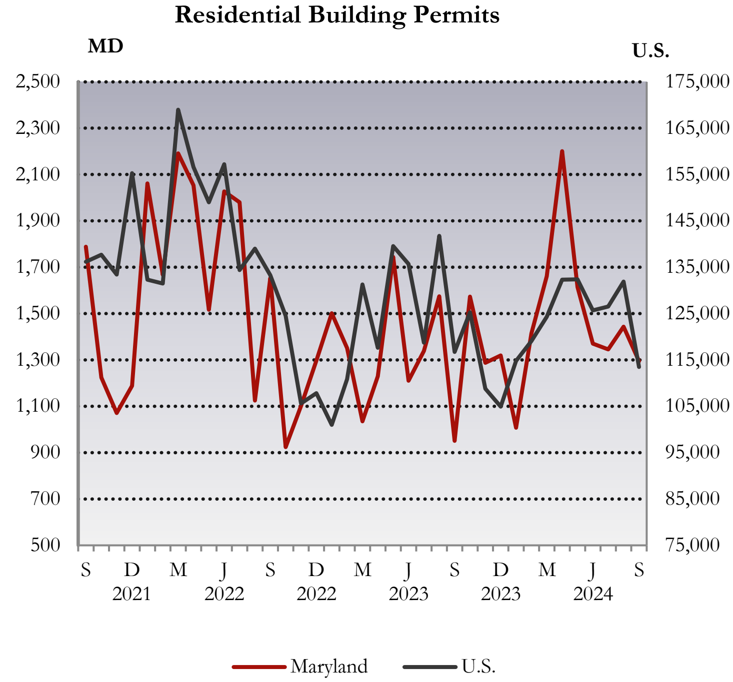




RESIDENTIAL CONSTRUCTION

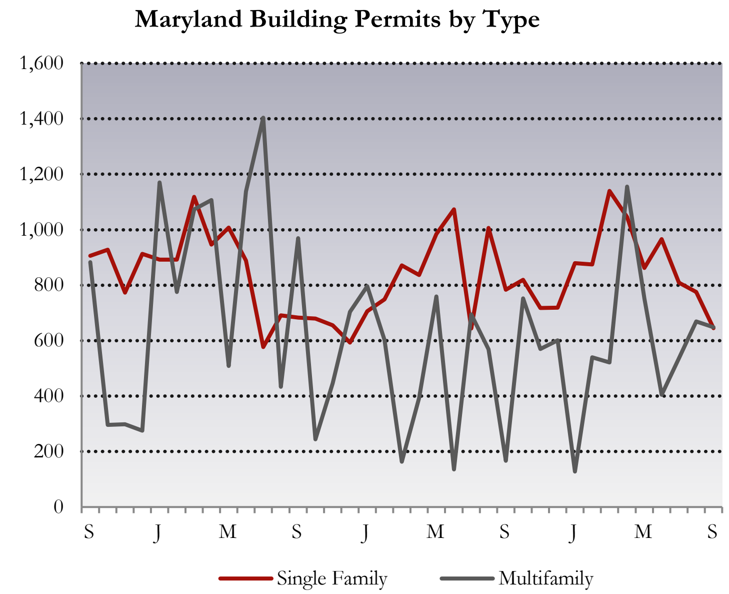
Residential Building Permits Continue to Fluctuate from Month to Month

- Maryland issued 1,294 residential building permits in September, a 5.6% decrease from June 2024 but a 36.1% year-over-year increase
  - Single-family permits fell 33.2% from the previous quarter to 645, 17.7% below September 2023 levels
  - Multifamily permits rose to 649, a 288.6% year-over-year increase
  - Over 61% of September permits were issued in four jurisdictions: Baltimore City (435), Harford (132), Howard (115), and Montgomery (108)
- Nationally, building permits decreased 9.7% from the previous quarter and dropped 2.7% year-over-year
  - Single-family permits fell 10.9% from August but were 0.3% higher year-over-year
  - Multifamily permits declined 19.7% from August and were 8.5% lower year-over-year



MoM Permits

- Total permits increased in 9 Maryland jurisdictions, declined in 12, and remained unchanged in Garrett, Somerset, and Washington Counties
- Baltimore City had the largest increase (+705.6%), while Prince George's County experienced the steepest decline (-93.5%, from 62 to 4 permits)



QoQ - Permits

- Permit issuance decreased in over half of Maryland jurisdictions, increased in 9, and remained unchanged in Kent County
- Cecil County recorded the largest increase (+588.9%), while Prince George's County saw the biggest drop (-85.2%)

YoY – Permits

- Compared to September 2023, permit issuance increased in 11 Maryland jurisdictions and declined in 13
- Baltimore City saw the largest percentage increase, rising from 10 permits in September 2023 to 435 in September 2024

DISTRESSED PROPERTY STATISTICS

Negative Equity

- Negative equity occurs when a property's market value is less than the outstanding mortgage balance
- Maryland's negative equity rate was at 1.78% in Q3 2024, up 4 basis points from the same period last year
- Nationally, the negative equity rate increased by 6 basis point to 1.77% in Q3 2024, 6 basis points lower year-over-year

MoM – NE Share

- From August to September, negative equity shares rose in 14 Maryland jurisdictions, fell in 2, and stayed unchanged in 8
- Caroline County recorded the largest increase (+4.59%), while Worcester County had the biggest decrease (-1.22%)

QoQ – NE Share

- Compared to the previous quarter, negative equity shares increased in 15 jurisdictions, decreased in 6, and remained unchanged in 3

YoY – NE Share

- Year-over-year, negative equity shares declined in 16 jurisdictions and increased in 8
- Allegany County experienced the largest decline, down 25.6%

Short Sale

- In September 2024, 15 short sales were reported in Maryland, a 37.5% decrease from 24 in the previous quarter, representing 0.27% of all home sales in the state
- Nationally, short sales accounted for 0.5% of total home sales

MoM – Short Share

- Compared to August, short sales increased in 6 Maryland jurisdictions, declined in 7, and remained unchanged or had no data in the remaining 11
- Montgomery County recorded the largest increase, up 280.0% (+28 basis points)

QoQ – Short Share

- Short sale shares remained unchanged or lacked comparable data in over half of Maryland's jurisdictions
- Shares rose in 4 jurisdictions and fell in 7, with St. Mary's County experiencing the largest increase, up 98 basis points

YoY – Short Share

- Year-over-year, short sales decreased in 6 jurisdictions, increased in 5, and remained unchanged or had no data in the remaining 13
- Prince George's County saw the largest increase, up 118.2%

Delinquent Mortgages

Serious Delinquency

- Maryland's serious delinquency rate increased to 1.88% in Q3 2024, up 12 basis points from Q2 but remaining below pre-pandemic levels
- Nationally, the serious delinquency rate rose to 1.55%, a 12-basis-point increase from Q2 2024

Short-Term Delinquency

- Maryland's short-term delinquency rate fell by 20 basis points to 3.35% in Q3 2024 but remained 23 basis points higher than Q3 2023
- Nationally, the short-term delinquency rate increased 21 basis points year-over-year to 2.89% in Q3 2024

Long-Term Delinquency

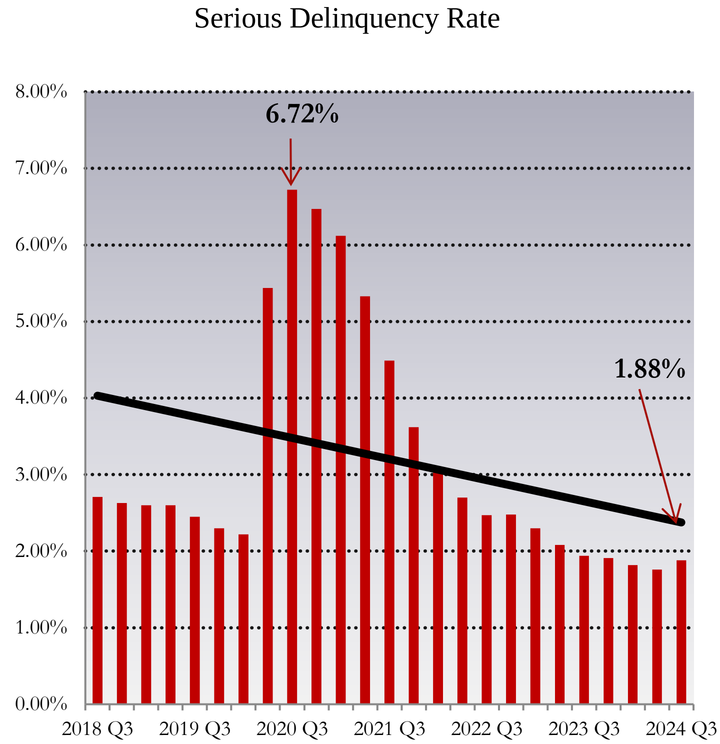
- Maryland's long-term delinquency rate remained at 1.32%, unchanged from Q3 2023
- Nationally, the long-term delinquency rate increased 10 basis points quarter-over-quarter to 1.10%

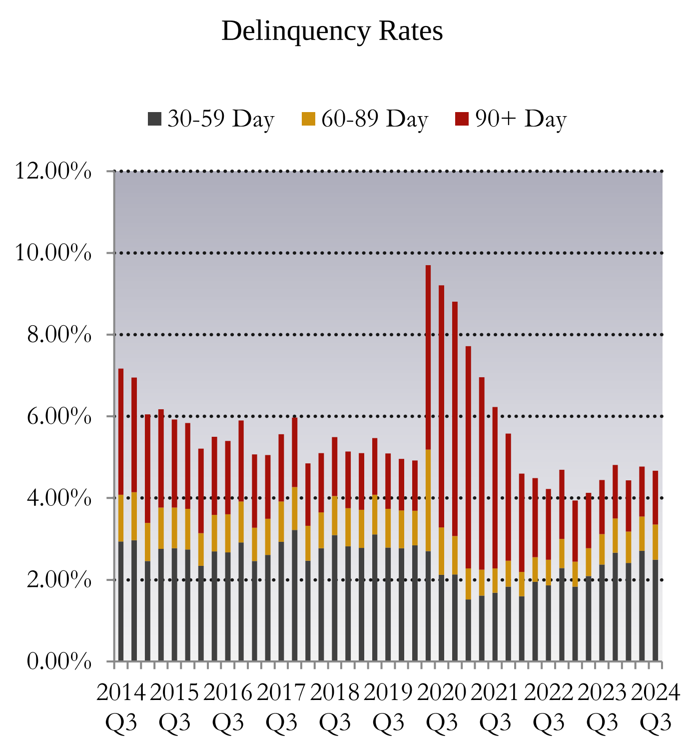
Foreclosure Starts

- Maryland's foreclosure start rate rose 2 basis points from Q2 2024 to 0.17%, 3 basis points higher than Q3 2023
- Nationally, the foreclosure start rate increased 1 basis point quarter-over-quarter to 0.14%, unchanged year-over-year

Foreclosure Rate

- Maryland's overall foreclosure rate increased to 0.56% in Q3 2024, up 2 basis points from Q2 but down 6 basis points from Q3 2023
- Nationally, the foreclosure rate declined 4 basis points year-over-year to 0.45% in Q3 2024





Completed Foreclosure Sales

- Maryland reported 37 completed foreclosure sales in September 2024, an 84.1% decline compared to September 2023
- Nationally, completed foreclosures dropped by 10.1% to 8,621 homes, 20.6% below the same period last year

MoM – CompFore

- Between August and September, completed foreclosure sales decreased in 9 Maryland jurisdictions, increased in 4, and remained unchanged or lacked data in the remaining 11 jurisdictions

QoQ – CompFore

- Completed foreclosures rose in Somerset County but declined in 18 jurisdictions compared to the previous quarter. The remaining 5 jurisdictions were either unchanged or had no data

YoY – CompFore

- Since September 2023, completed foreclosure sales decreased in 18 jurisdictions, increased in Allegany and Somerset counties, and remained unchanged or lacked data in 4 jurisdictions

New Foreclosure Filings

- New foreclosure filings in Maryland dropped 13.0% from August to 468 in September 2024
- Compared to 2023, filings declined in 13 jurisdictions
- Four jurisdictions accounted for 59.6% of all new filings: Prince George's County (99 filings, 21.2%), Baltimore County (75 filings, 16.0%), Baltimore City (56 filings, 12.0%), and Montgomery County (49 filings, 10.5%)

MoM – New Foreclosure

- Filings increased in 4 jurisdictions between August and September, while 16 saw declines. Cecil, Queen Anne's, Somerset, and St. Mary's counties remained unchanged or lacked data
- Caroline County had the largest increase (+100.0%), while Dorchester County reported no new filings

QoQ – New Foreclosure

- Since Q2 2024, filings rose in 13 jurisdictions, decreased in 10, and lacked data for Garrett County
- Somerset County experienced the largest increase (+400.0%), while Dorchester County recorded the steepest decline

YoY - New Foreclosure

- Compared to last year, filings increased in 9 jurisdictions, decreased in 13, and remained unchanged in Montgomery and Queen Anne's counties
- Somerset County saw the largest percentage increase (+400.0%)

Vacant "Zombie" Foreclosure Properties

- Maryland recorded 198 zombie foreclosures in Q3 2024, a 2.0% decrease from the previous quarter and a 49.5% drop from the same period last year
- These 198 properties represented 8.6% of all foreclosed properties in the state
- Maryland ranked 7th highest in the U.S. for zombie foreclosures, with a rate of 0.8 per 10,000 households, compared to the national average of 0.7 per 10,000
- Nationally, 9,670 zombie properties accounted for 10.9% of the 88,725 properties in foreclosure

QoQ – Zombie

- Zombie foreclosures increased in 4 Maryland jurisdictions, decreased in 12, and remained unchanged or lacked data in 8
- Harford County recorded the largest increase (+200.0%)

YoY – Zombie

- Year-over-year, zombie foreclosures rose in 2 jurisdictions, declined in 14, and remained unchanged or lacked data in 8
- Baltimore City accounted for 55.5% of the state's zombie foreclosures, with 110 properties

Foreclosure Filings

- Maryland ranked 8th nationally in foreclosure activity with 2,292 filings in Q3 2024, including notices of default, foreclosure sales, and lender purchases of foreclosed properties
- This represents a 10.3% decrease from the previous quarter and a 25.7% drop compared to the same period last year
- Nationally, foreclosure filings fell 0.8% quarter-over-quarter to 88,725, down 12.5% year-over-year
  - DEFAULTS: Notices of loan default in Maryland rose 3.1% quarter-over-quarter to 1,247 but were down 22.5% year-over-year
  - AUCTIONS: Foreclosure sale notices totaled 823 in Q3 2024, a 15.2% decrease from the previous quarter and 35.3% lower year-over-year
  - REOs: Lender purchases of foreclosed properties (REO) reached 320, a 36.4% decline from the previous quarter and 8.8% below last year's levels

QoQ – Foreclosures

- Foreclosures increased in 6 Maryland jurisdictions and decreased in 18 compared to Q2 2024
- Somerset County recorded the largest increase (+65.0%), while Dorchester County experienced the steepest decline (-51.8%)

YoY – Foreclosures

- Year-over-year, foreclosures rose in 6 jurisdictions and fell in 18
- Allegany County saw the largest increase (+16.1%), while Kent County recorded the most significant decline (-59.4%)

MARYLAND HOUSING MARKET FACT SHEET

SEPTEMBER 2024

Indicator	Current Period (1)	Last Quarter	Last Year	% Change from Last Quarter	% Change from Last Year	Source
Mortgage Rates (30-Year Fixed)						
Freddie Mac	6.18%	6.50%	7.20%	-0.32%	-1.02%	Freddie Mac
Maryland	5.87%	6.29%	7.20%	-0.42%	-1.33%	DHCD
Community Development Administration	6.41%	6.78%	7.55%	-0.37%	-1.14%	DHCD
Home Sales						
Existing	5,341	6,169	5,699	-13.4%	-6.3%	MD Association of Realtors
New	446	386	612	15.5%	-27.1%	First American Core Logic
Pending Units	6,198	6,318	5,569	-1.9%	11.3%	MRIS
Pending Home Sales Index (2)	89.6	91.3	75.8	-1.9%	18.2%	DHCD
Housing Supply						
Housing Inventory	11,213	10,980	12,263	2.1%	-8.6%	MD Association of Realtors
Months' Supply	2.4	2.1	2.4	14.3%	0.0%	DHCD
Days on the Market	33	31	26	5.7%	25.6%	SmartCharts, DHCD
Median Home Sales Price	$422,500	$425,000	$406,000	-0.6%	4.1%	MD Association of Realtors
Housing Affordability Index						
Repeat Buyer	99.3	95.5	93.0	4.0%	6.8%	DHCD
First-Time Buyer	64.1	61.6	60.2	4.1%	6.5%	DHCD
Housing Construction						
Housing Permits	1,294	1,444	951	-10.4%	36.1%	Census
Housing Completions	165	577	1,842	-71.4%	-91.0%	DHCD
Property Foreclosures						
Total	2,292	2,555	3,083	-10.3%	-25.7%	Attom Data
Notices of Default	1,247	1,209	1,608	3.1%	-22.5%	Attom Data
Notices of Sales	823	970	1,273	-15.2%	-35.3%	Attom Data
Lender Purchases	320	503	351	-36.4%	-8.8%	Attom Data
Mortgage Delinquency/Foreclosure Rate						
Overall	4.67%	4.77%	4.45%	-0.10%	0.22%	Mortgage Bankers Association
Short-term	3.35%	3.55%	3.12%	-0.20%	0.23%	Mortgage Bankers Association
30-59 Days	2.49%	2.71%	2.37%	-0.22%	0.12%	Mortgage Bankers Association
60-89 Days	0.86%	0.84%	0.75%	0.02%	0.11%	Mortgage Bankers Association
Long-term (90+ Days)	1.32%	1.22%	1.32%	0.10%	0.00%	Mortgage Bankers Association
Foreclosure Rate	5.60%	0.54%	0.62%	5.06%	4.98%	Mortgage Bankers Association
Serious Delinquencies	6.92%	1.76%	1.94%	5.16%	4.98%	Mortgage Bankers Association
Short Sales Share	0.27%	0.31%	0.24%	-0.04%	0.03%	First American CoreLogic
Negative Equity Share	1.76%	1.76%	1.85%	0.00%	-0.09%	First American Core Logic

Source: Maryland Association of Realtors, Attom Data, Mortgage Bankers Association, U.S. Census Bureau, Moody's Economy.com, CoreLogic, Freddie & Maryland DHCD Office of Research and Compliance

Notes

1. Current period represents September 2024.
2. The Pending Home Sales Index is based on pending sales of existing homes and provides advance information on future home sales activity. A sale is pending when the contract has been signed but the transaction has not closed. Pending home sales typically close within one or two months of signing. An index of 100 is equal to the average level of pending sales in 2001. Therefore, an index of 100 coincides with a high but healthy level of home sales activity in 2001, prior to five consecutive years of record growth in housing demand.

Local Housing Market Fact Sheet

September 2024

Jurisdiction	Home Sales	Median Home Sales Price	Housing Inventory	Months' Supply	Pending Sales	Pending Sales Index	Days on Market	Affordability Index	New Foreclosure Filings	Vacant/ Zombie Foreclosures
Allegany	83	$169,900	154	2.2	85	177.4	42	89.4	8	14
Anne Arundel	606	$483,515	834	1.6	627	90.3	18	66.0	38	6
Baltimore	655	$360,000	1,072	1.8	794	91.4	22	67.3	75	34
Baltimore City	528	$240,000	2,162	4.4	668	88.5	38	66.8	56	110
Calvert	87	$464,000	181	2.9	110	50.5	21	75.9	6	0
Caroline	29	$342,000	80	3.3	41	134.1	35	52.5	4	1
Carroll	159	$460,000	230	1.8	175	83.8	16	66.7	6	0
Cecil	93	$420,000	218	2.9	88	106.0	27	56.9	8	4
Charles	189	$440,000	374	2.2	186	94.8	25	73.0	39	0
Dorchester	42	$297,495	167	3.7	40	120.0	56	53.1	0	1
Frederick	292	$489,805	467	2.1	316	97.8	17	64.9	11	0
Garrett	43	$445,000	224	7.3	38	100.0	60	39.8	2	1
Harford	241	$408,995	411	1.9	311	112.8	20	71.5	7	3
Howard	249	$609,900	316	1.5	277	74.5	16	63.5	11	2
Kent	25	$320,000	85	3.1	27	126.1	37	61.5	3	1
Montgomery	683	$586,500	1,221	2.1	879	66.3	20	58.9	49	3
Prince George's	756	$441,020	1,184	1.7	833	71.1	25	61.0	99	14
Queen Anne's	72	$562,500	204	3.8	84	122.0	44	52.9	7	0
Somerset	22	$185,000	124	4.2	16	0.0	21	77.5	10	0
St. Mary's	101	$435,000	212	2.4	100	94.4	69	71.8	3	0
Talbot	35	$540,000	161	6.4	60	110.4	40	41.6	4	0
Washington	153	$305,000	282	2.0	145	116.5	26	65.8	11	2
Wicomico	77	$290,000	221	3.0	111	0.0	43	65.8	6	2
Worcester	121	$405,000	629	6.3	187	0.0	56	52.1	5	0
Maryland	***5,341***	***$422,500***	***11,213***	***2.4***	***6,198***	***89.6***	***33***	***64.1***	***468***	***198***

Source: Maryland Association of Realtors, Attom Data, CoreLogic, Maryland Judiciary and DHCD Office of Research and Compliance

LOCAL HOUSING MARKET FACT SHEET

SEPTEMBER 2024 VS. SEPTEMBER 2023

Year-Over-Year % Change

Jurisdiction	Home Sales	Median Home Sales Price	Inventory	Months' Supply	Pending Sales	Days On Market	Housing Affordability Index	New Foreclosure Filings
Allegany	50.9%	24.5%	-12.0%	-43.6%	66.7%	50.0%	-11.0%	-38.5%
Anne Arundel	-4.7%	1.8%	-21.5%	-20.0%	15.5%	-5.3%	8.9%	-30.9%
Baltimore	-8.1%	4.3%	-13.5%	-10.0%	13.9%	29.4%	6.2%	5.6%
Baltimore City	-15.9%	15.9%	-6.9%	18.9%	-4.0%	22.6%	-4.6%	-23.3%
Calvert	-13.9%	-7.2%	-17.7%	20.8%	34.1%	10.5%	19.3%	-53.8%
Caroline	20.8%	20.0%	-3.6%	-21.4%	10.8%	-2.8%	-7.7%	100.0%
Carroll	13.6%	1.7%	5.5%	0.0%	27.7%	0.0%	8.8%	-14.3%
Cecil	3.3%	31.3%	-19.0%	-14.7%	27.5%	-6.9%	-15.6%	-27.3%
Charles	-13.7%	3.5%	-29.4%	-29.0%	-10.6%	8.7%	6.9%	85.7%
Dorchester	-17.6%	29.3%	-9.7%	-2.6%	-27.3%	9.8%	-14.5%	-100.0%
Frederick	-6.1%	3.8%	-1.1%	31.3%	19.7%	21.4%	6.6%	-47.6%
Garrett	0.0%	-6.3%	30.2%	65.9%	-17.4%	36.4%	18.1%	-50.0%
Harford	7.6%	5.5%	-0.7%	-9.5%	38.2%	25.0%	4.8%	-65.0%
Howard	-15.3%	15.6%	-17.5%	-6.3%	-2.5%	14.3%	-4.4%	10.0%
Kent	31.6%	1.6%	3.7%	-49.2%	-25.0%	117.6%	8.8%	50.0%
Montgomery	-12.1%	5.7%	3.4%	23.5%	16.7%	17.6%	4.8%	0.0%
Prince George's	1.6%	4.8%	-26.3%	-26.1%	17.7%	13.6%	5.5%	-24.4%
Queen Anne's	14.3%	-1.3%	20.7%	35.7%	40.0%	63.0%	12.1%	0.0%
Somerset	-8.3%	22.5%	11.7%	-38.2%	-48.4%	16.7%	-9.6%	400.0%
St. Mary's	-16.5%	16.0%	-0.9%	4.3%	1.0%	23.2%	-4.6%	-70.0%
Talbot	-22.2%	10.2%	7.3%	42.2%	39.5%	37.9%	0.5%	300.0%
Washington	19.5%	-8.8%	-15.8%	-42.9%	0.7%	23.8%	21.4%	22.2%
Wicomico	-2.5%	11.5%	13.9%	3.4%	5.7%	65.4%	-0.8%	-14.3%
Worcester	-28.8%	-7.3%	32.7%	80.0%	-4.6%	33.3%	19.5%	150.0%
Maryland	***-6.3%***	***4.1%***	***-8.6%***	***0.0%***	***11.3%***	***25.6%***	***6.5%***	***-14.4%***

Source: Maryland Association of Realtors, Attom Data, CoreLogic, Maryland Judiciary and DHCD Office of Research and Compliance