MARYLAND HOUSING BEAT

SINGLE-FAMILY HOUSING

DECEMBER 2024

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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

CONTENTS

HOUSING STATISTICS 1

Home Sales 1

MoM – Sales 1

QoQ - Sales 1

YoY - Sales 1

Home Prices 2

MoM – Price 2

QoQ – Price 2

YoY - Price 2

Housing Inventory 3

MoM - Inventory 3

QoQ - Inventory 3

YoY - Inventory 3

Months' Supply 4

MoM - Supply 4

QoQ - Supply 4

YoY - Supply 4

Pending Sales Index (PHSI) 5

MoM – PHSI 5

QoQ – PHSI 5

YoY – PHSI 5

Days on the Market (DOM) 6

MoM – DOM 6

QoQ – DOM 6

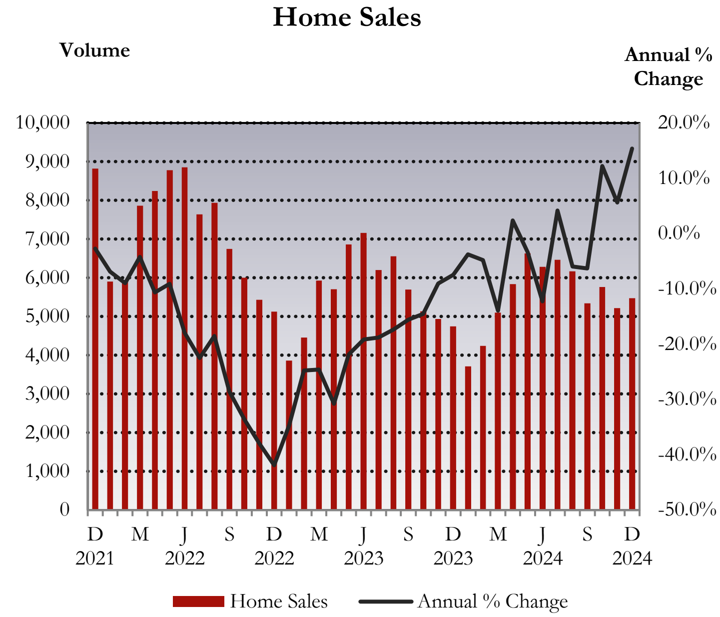
YoY – DOM 6
Mortgage Rates 7
Housing Affordability 8
MoM - Affordability 8
QoQ – Affordability 8
YoY – Affordability 8
Residential Construction 9
MoM Permits 9
QoQ - Permits 9
YoY – Permits 9
DISTRESSED PROPERTY STATISTICS 10
Negative Equity 10
MoM – NE Share 10
QoQ – NE Share 10
YoY – NE Share 10
Short Sale 10
MoM – Short Share 10
QoQ – Short Share 10
YoY – Short Share 10
Delinquent Mortgages 11
Completed Foreclosure Sales 12
MoM – CompFore 12
QoQ – CompFore 12
YoY – CompFore 12
New Foreclosure Filings 12

MoM – New Foreclosure 12
QoQ – New Foreclosure 12
YoY - New Foreclosure 12
Vacant "Zombie" Foreclosure Properties 12
QoQ – Zombie 13
YoY – Zombie 13
Foreclosure Filings 13
QoQ – Foreclosures 13
YoY – Foreclosures 13
Maryland Housing Market Fact Sheet 14
Local Housing Market Fact Sheet 16
Local Housing Market Fact Sheet 17

HOUSING STATISTICS

HOME SALES

- Fourth-quarter home sales increased 15.4% year-over-year to 5,472 units and rose 4.9% from the previous month
- Nationally, December home sales climbed 4.4% month-over-month to 329,000 units, marking a 10.8% year-over-year rise

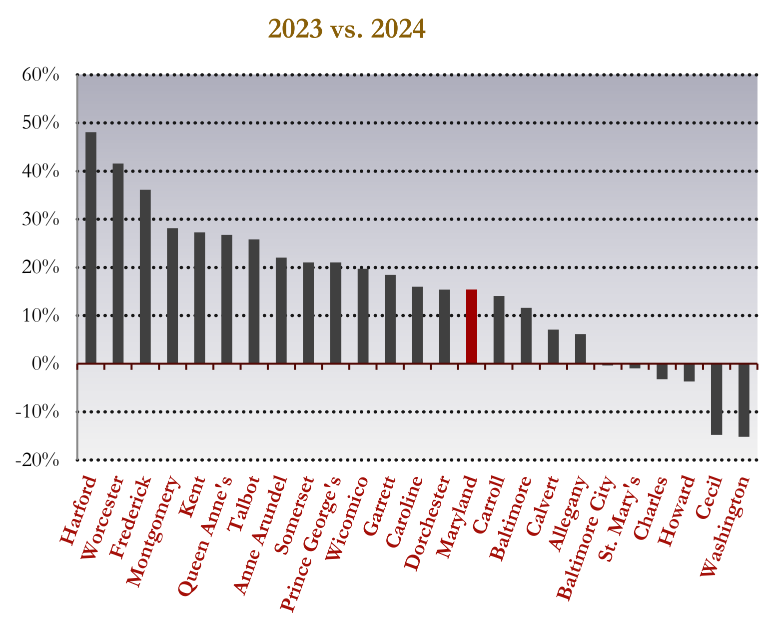


MOM – SALES

- Compared to November, home sales increased in 15 jurisdictions, declined in 7, and remained unchanged in Cecil and Somerset Counties
- Garrett County led with a 40.6% gain, while Talbot County experienced the largest drop at 36.1%

QOQ - SALES

- Compared to the previous quarter, home sales fell in 9 Maryland jurisdictions, rose in 14, and remained steady in Caroline County
- Worcester County saw the largest increase, up 32.2%, selling 39 more homes than in September 2024

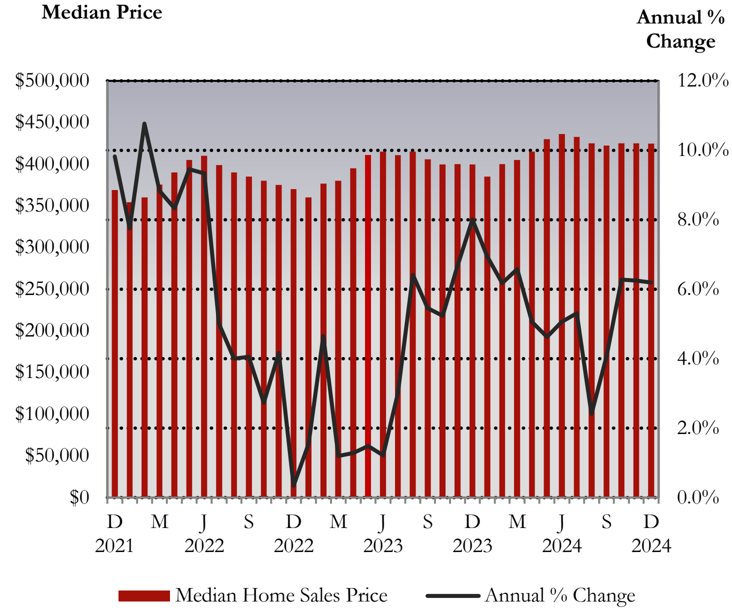


YOY - SALES

- Home sales declined in 6 jurisdictions and increased in 18
- Harford County recorded the highest rise at 48.1%, while Washington County experienced the steepest decline at 15.2%

HOME PRICES

- Maryland's median home sale price dropped slightly to $424,650 in December, $350 lower than November yet 6.2% above last December
- Nationally, the median price in December 2024 reached $404,400, an increase of $23,000 compared to a year ago

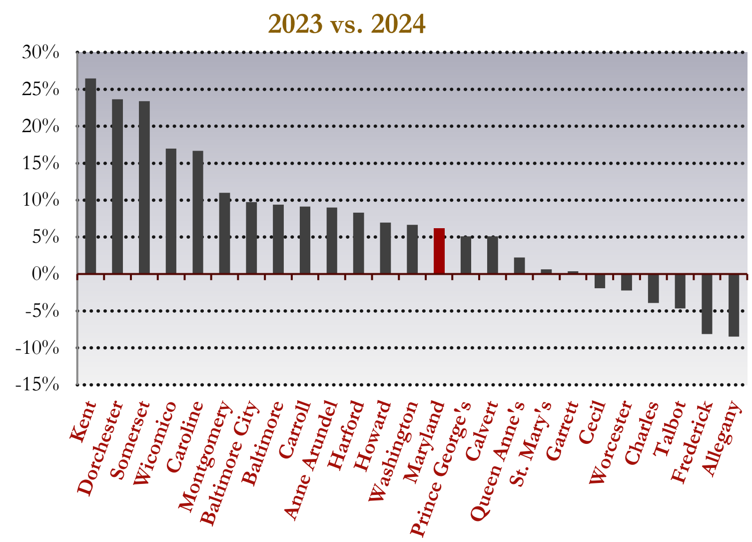


MOM – PRICE

- In 11 Maryland jurisdictions, median listing prices rose from November to December, from a 1.5% increase (+$6,740) in Prince George's County to a 40.8% jump (+$174,250) in Garrett County
- In the other 13 jurisdictions, prices fell, with Talbot County recording the steepest decline at 29.7% (-$181,000)

QOQ – PRICE

- Median home prices increased in 10 jurisdictions and decreased in 14 compared to the previous quarter
- Garrett County experienced the largest gain, rising from $445,000 to $601,250, while Allegany County saw the biggest drop at 23.5%

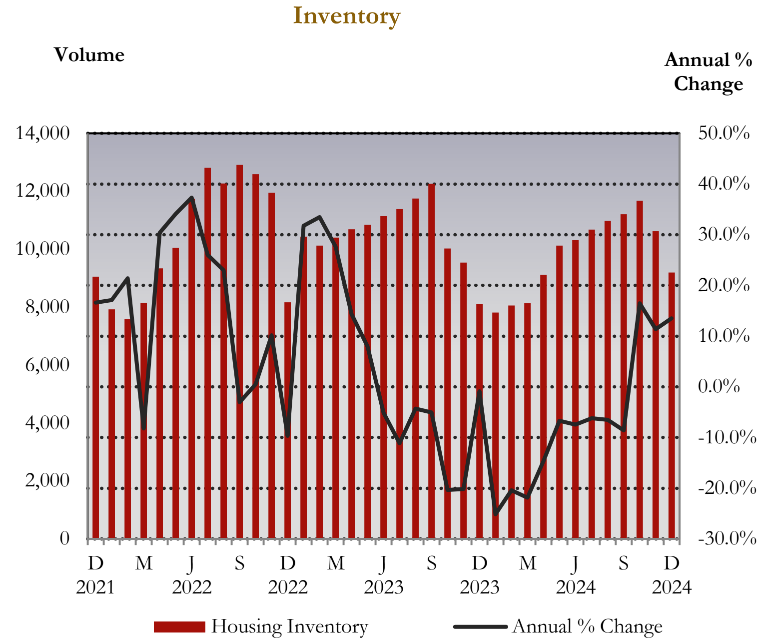


YOY - PRICE

- Year-over-year, median home prices increased in 18 jurisdictions and decreased in 6
- Kent County led with a 26.5% rise, whereas Allegany County faced the largest decline at 8.5%

Housing Inventory

- Maryland's active home inventory grew 13.5% year-over-year
- Single-family home inventory totaled 9,194 units—1,433 fewer than November and 2,019 fewer than in Q3 2024
- Nationally, inventory dropped 13.5% from the previous month to 1.15 million units, yet increased 16.2% year-over-year

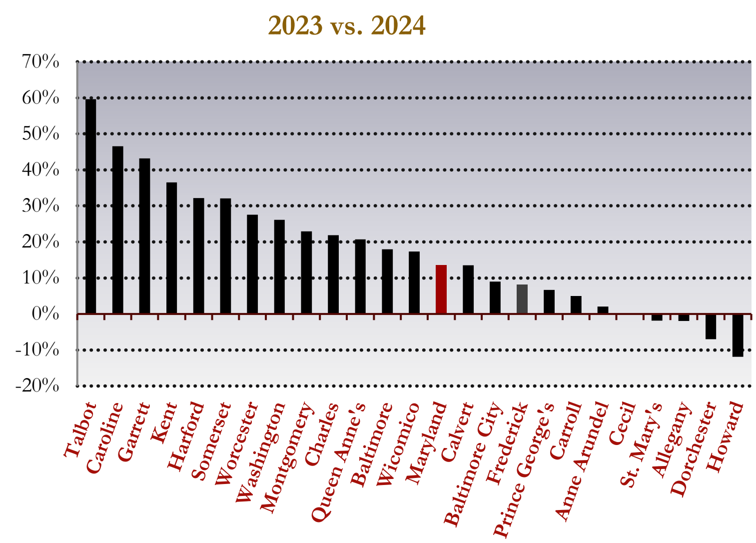


MoM - Inventory

- Compared to November 2024, inventory increased in Caroline County but declined in the other 23 Maryland jurisdictions
- Montgomery County experienced the steepest drop at 23.0%

QoQ - Inventory

- Since Q3 2024, inventory rose in Caroline and Charles Counties and fell in the other jurisdictions
- Howard County saw the largest decline at 43.7%



YoY - Inventory

- Compared to Q4 2023, Maryland had 1,095 more homes for sale
- Most jurisdictions reported YOY inventory increases, while four counties declined, and Cecil County remained unchanged
- Talbot County led with a 59.6% increase (+56 units), whereas Howard County recorded the largest decline at 11.9%

MONTHS' SUPPLY

- Maryland's months' supply dropped to 1.6 in December—a 23.8% decrease from November—while remaining 6.7% above Q4 2023 levels
- Nationally, supply fell from 4.3 in September 2024 to 3.3 in December, marking a 6.5% increase year-over-year

MOM - SUPPLY

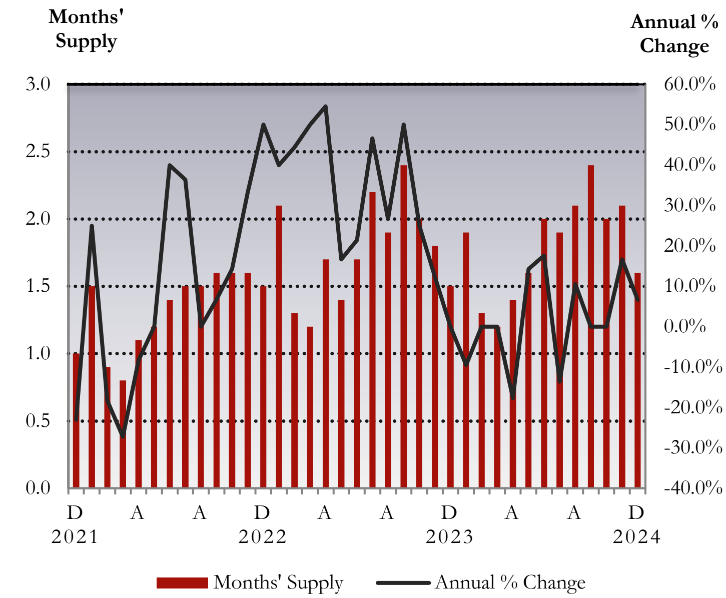
- Compared to November, supply increased in 5 Maryland jurisdictions, declined in 18, and remained unchanged in Wicomico County
- Somerset County saw the largest jump with a 103.8% increase

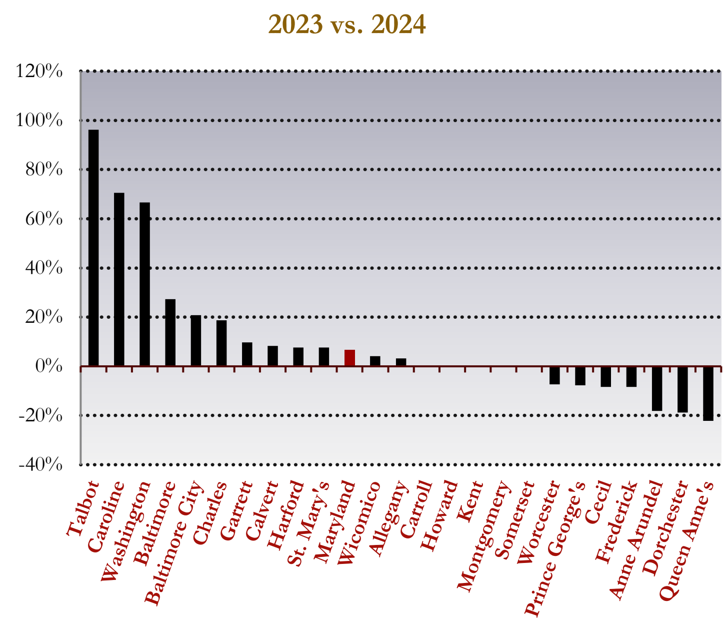
QOQ - SUPPLY

- From the previous quarter, supply rose in 2 jurisdictions, fell in 21, and stayed the same in Washington County
- Allegany County experienced the most significant growth, up 45.5%

YOY - SUPPLY

- Year-over-year, supply increased in half of Maryland's jurisdictions, decreased in 7, and was unchanged in 5
- Talbot County recorded the highest rise at 96.2%, while Queen Anne's County saw the largest decline at 22.2%





Months' Supply

Pending Sales Index (PHSI)

- The PHSI is a forward-looking measure of expected home sales over the next two months, based on accepted but not finalized contract offers and benchmarked to 2001 levels
- In December, Maryland's PHSI was 62.4—a 30.4% drop from September 2024 but 1.4% higher than December 2023
- Nationally, the December 2024 PHSI was 74.2, down 5.5% from the previous month and 5.0% below December 2023

MoM – PHSI

- Most Maryland jurisdictions experienced a decline in PHSI (note: Somerset, Wicomico, and Worcester counties do not report PHSI)
- Caroline County saw the largest month-over-month drop at 46.4%

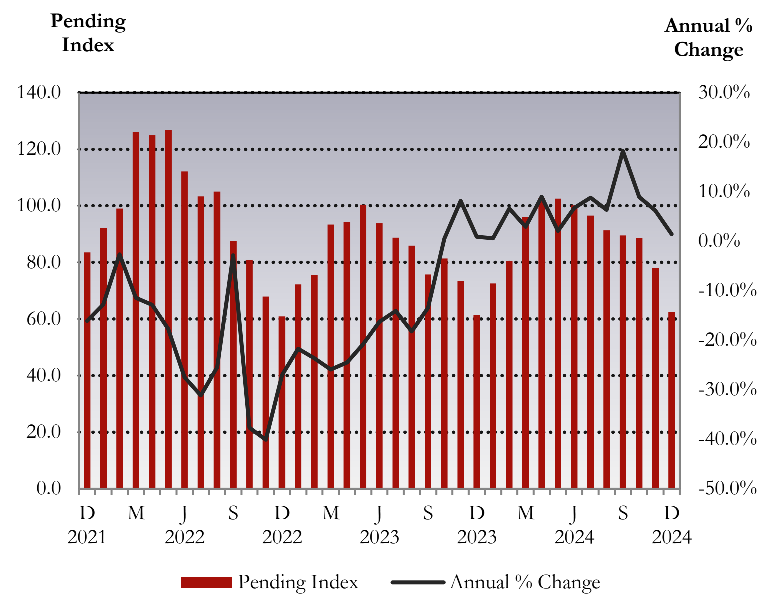
QoQ – PHSI

- Compared to the previous quarter, PHSI fell in 21 jurisdictions (excluding Somerset, Wicomico, and Worcester counties)
- Caroline County recorded the steepest quarterly decline at 63.4%

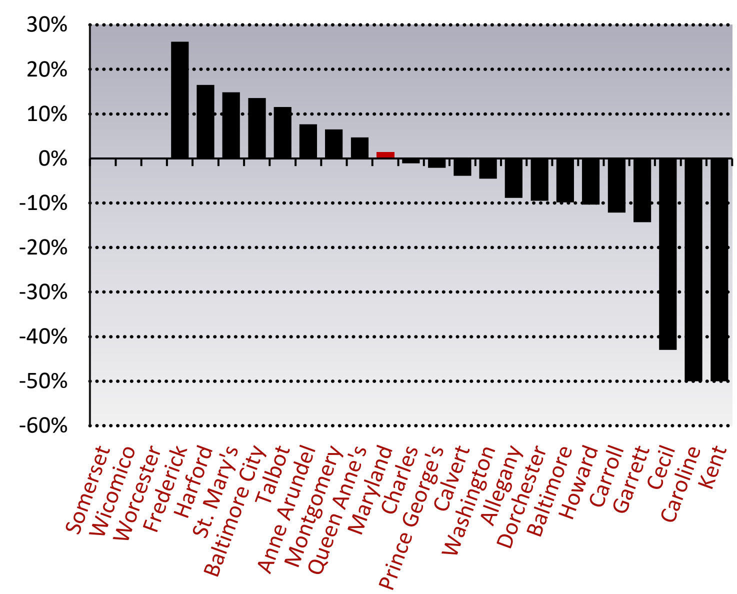
YoY – PHSI

- Year-over-year, PHSI increased in 8 reporting jurisdictions and declined in 13 (Somerset, Wicomico, and Worcester counties do not report PHSI)
- Frederick County led with a 26.2% increase, while Caroline and Kent Counties each dropped by 50.0%

Maryland Pending Home Sales Index



2023 vs. 2024



Days on the Market (DOM)

- DOM measures the number of days a home is listed before entering pending status
- In December, the typical Maryland home was listed for 43 days—a 21.1% increase compared to the same period last year
- Nationally, the average DOM rose to 70 days in December, up 14.8% year-over-year

MoM – DOM

- Compared to November, homes in 19 Maryland jurisdictions stayed on the market longer, while in 5 they sold faster
- Talbot County saw the largest increase, with DOM rising 61.5% to 63 days, whereas Dorchester County experienced the steepest decline, dropping by 26.2% (62 fewer days)

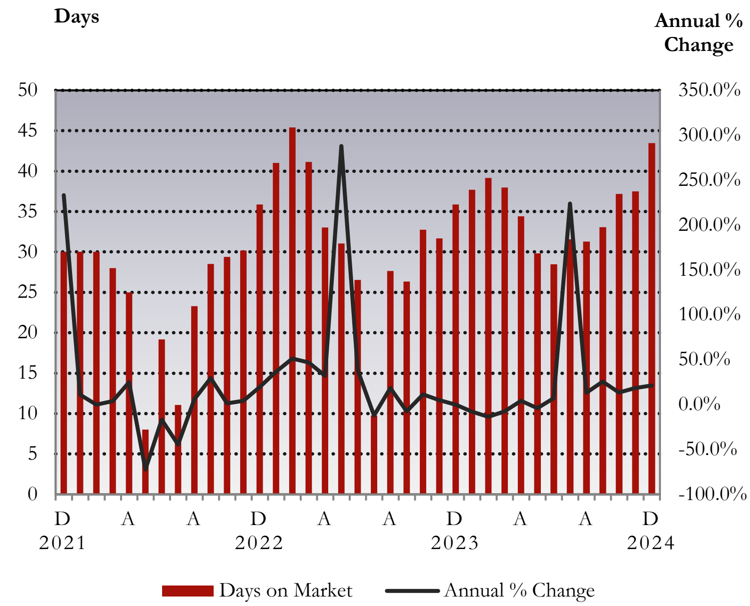
QoQ – DOM

- From the previous quarter, DOM increased in 22 jurisdictions but decreased in Queen Anne's and St. Mary's counties
- Somerset County recorded the largest quarterly increase, with DOM surging by 376.2% (an additional 100 days in December)

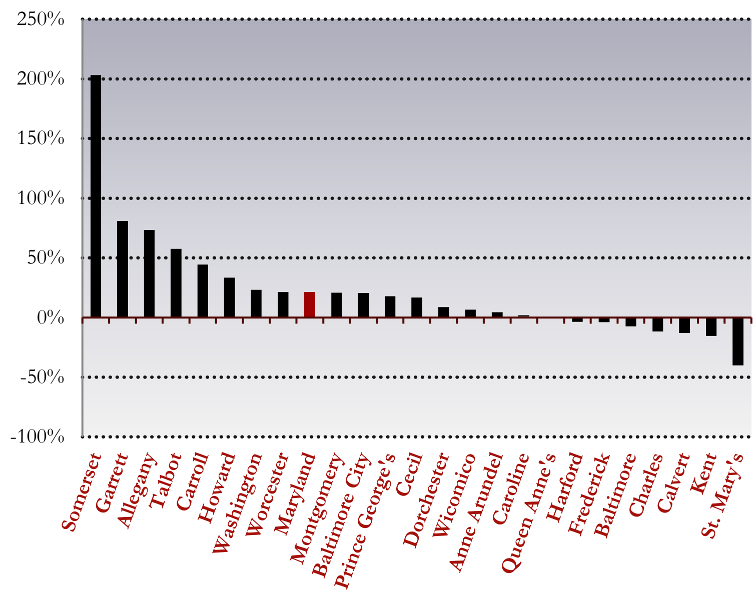
YoY – DOM

- Year-over-year, DOM increased in over half of Maryland jurisdictions, decreased in 7, and remained unchanged in Queen Anne's County
- Somerset County experienced the highest annual rise at 203.0%, while St. Mary's County saw the largest decline, down 40.0% (33 fewer days)

Days on the Market



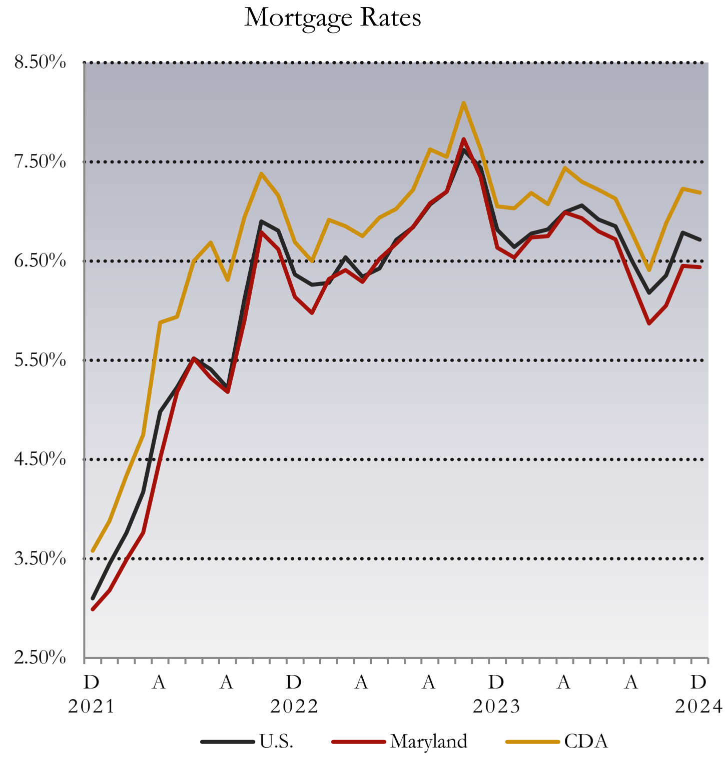
2023 vs. 2024



Mortgage Rates

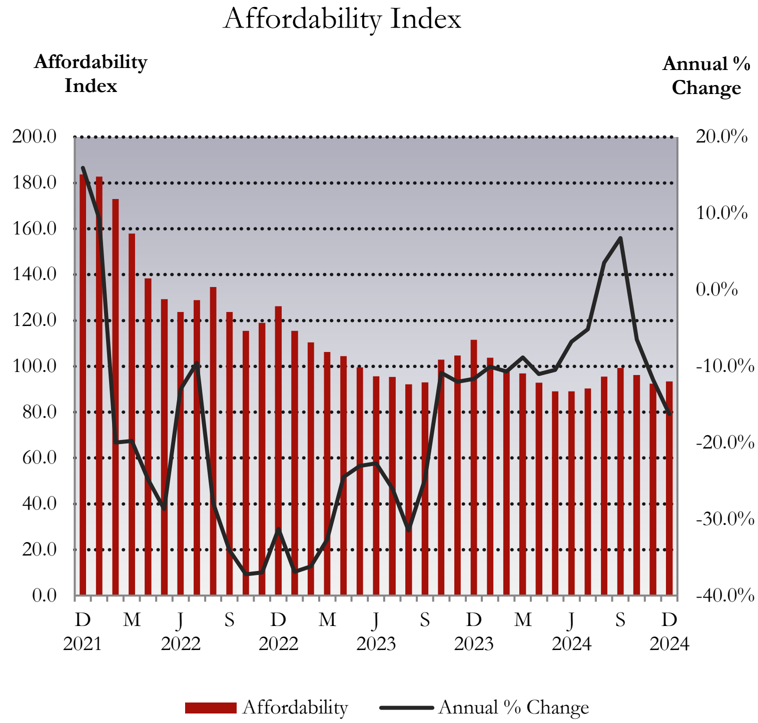
Local, National, and CDA Average 30-Year Fixed Mortgage Rates Decrease Year-Over-Year

- In December, the CDA Maryland Mortgage Program's effective 30-year fixed rate was 0.48 percentage points above the Freddie Mac national average and 0.75 points higher than Maryland's state average
- Freddie Mac's national average rate rose from 6.18% in September 2024 to 6.72% in December—0.19 percentage points lower than December 2023
- Maryland's average effective rate increased from 5.87% in September 2024 to 6.44% in December, although it is 0.20 points lower than December 2023
- The CDA Maryland Mortgage Program's rate climbed from 6.41% in September 2024 to 7.19% in December, which is 0.14 points higher than December 2023



HOUSING AFFORDABILITY

- Maryland's overall affordability index for repeat and first-time buyers dropped 5.9% from September to December 2024, reaching 93.4—a 16.2% decrease year-over-year
- In December 2024, 11 Maryland jurisdictions reported an affordability index above 100 for both buyer types
- The first-time homebuyer affordability index fell 5.9% from September to 60.3, marking a 16.4% drop year-over-year, with affordability below 100 in all jurisdictions except Allegany County



MoM - AFFORDABILITY

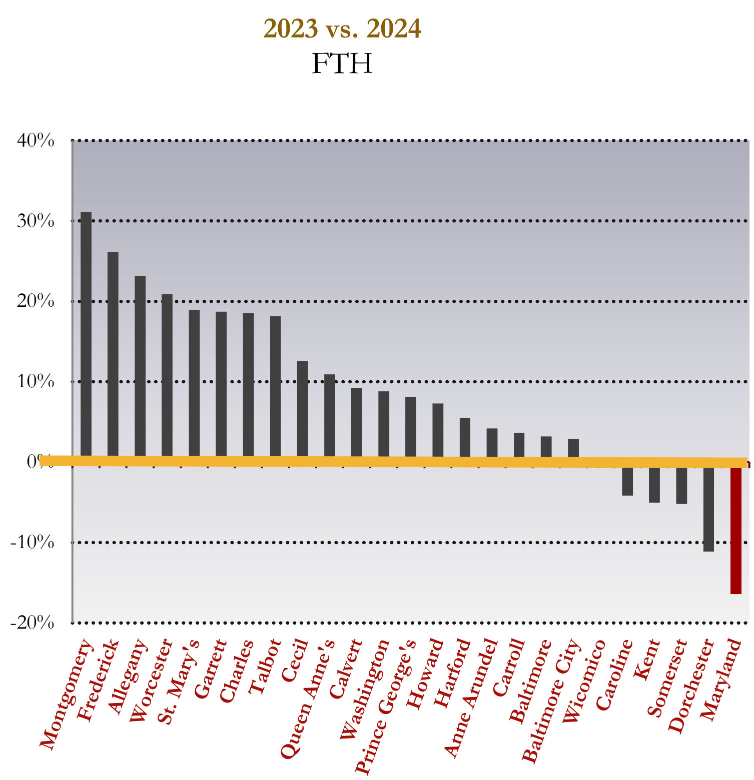
- Affordability improved in 13 Maryland jurisdictions and declined in the remaining areas compared to the previous month
- Talbot County experienced the largest improvement (+43.6%), while Garrett County saw the steepest decline (-28.2%)

QoQ – AFFORDABILITY

- Since Q3 2024, affordability increased in 9 jurisdictions and declined in 15
- Allegany County recorded the largest improvement, whereas Garrett County posted the biggest decline across both affordability indices

YoY – AFFORDABILITY

- Year-over-year, affordability improved in 19 jurisdictions and declined in 5 for both indices
- Montgomery County led with the largest increase, while Dorchester County experienced the most significant decline



Residential Construction

Residential Building Permits Continue to Fluctuate monthly

- Overall Permits (Maryland): In December, Maryland issued 1,123 permits—a 13.2% decrease from September 2024 and 14.9% lower year-over-year
  - Single-family permits increased by 10.4% from the previous quarter to 712, though they were 1.0% below December 2023 levels
  - Multifamily permits dropped to 411, a 31.6% decline year-over-year
  - Over 66% of December permits were concentrated in five jurisdictions: Baltimore City (398), Prince George's (110), Frederick (85), Harford (77), and Charles (73)
- Overall Permits (National): Nationally, permits rose 4.9% from the previous month and 7.3% year-over-year
  - Single-family permits increased by 2.6% from November and were 5.2% higher year-over-year
  - Multifamily permits grew by 8.8% from November and were 10.8% higher year-over-year

MoM Permits

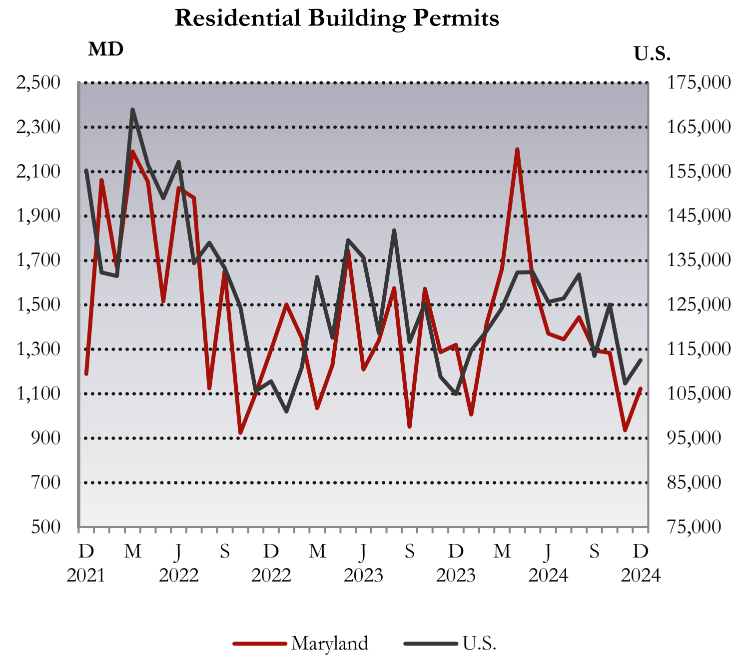
- Total permits increased in 8 Maryland jurisdictions, declined in 14, and remained unchanged in Caroline and Talbot Counties
- Baltimore City saw the largest increase (+1890.0%), while Allegany County issued no permits in December

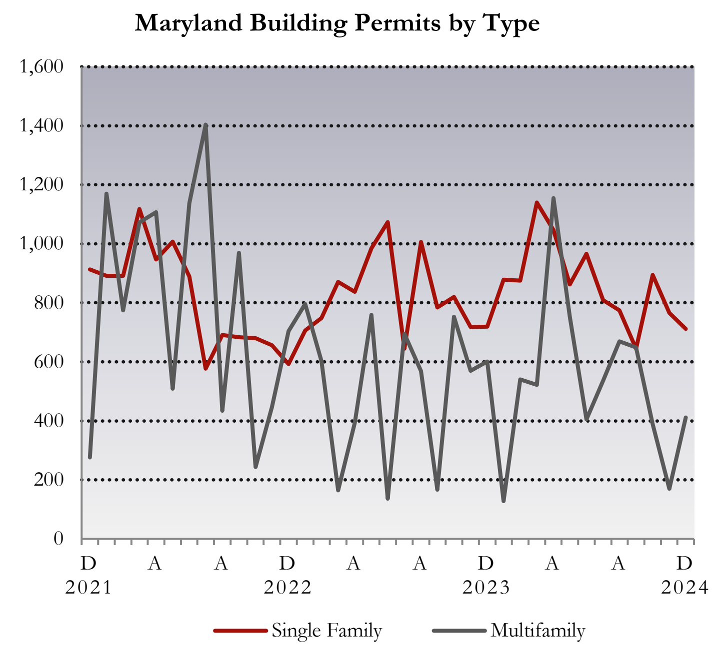
QoQ - Permits

- Permit issuance decreased in over half of Maryland jurisdictions, increased in 9, and remained unchanged in Calvert County
- Prince George's County recorded the largest rise (+2650.0%), whereas Allegany County experienced the biggest drop (-100.0%)

YoY – Permits

- Compared to December 2023, permit issuance increased in 8 jurisdictions, declined in 14, and stayed the same in Garrett and Kent Counties
- Wicomico County led with the largest increase, climbing from 4 permits in December 2023 to 17 in December 2024





DISTRESSED PROPERTY STATISTICS

Negative Equity

- Negative equity occurs when a property's market value is lower than its outstanding mortgage balance
- In Q4 2024, Maryland's negative equity rate was up at 2.07%, an increase of 17 basis points from the same period last year
- Nationally, the rate increased by 17 basis point from Q3 to 1.96% in Q4 2024, and 12 basis points higher year-over-year

MoM – NE Share

- From November to December, negative equity shares increased in all 24 Maryland jurisdictions
- Somerset County saw the largest rise (+8.00%), while Worcester County experienced the least gain (+0.60%)

QoQ – NE Share

- Compared to the previous quarter, negative equity shares also increased in all 24 jurisdictions

YoY – NE Share

- Over the past year, negative equity shares declined in 2 jurisdictions and increased in 22
- Carroll County recorded the biggest drop, falling by 2.63%

Short Sale

- In December 2024, Maryland reported 21 short sales—unchanged from the previous quarter—representing 0.32% of all home sales
- Nationally, short sales made up 0.53% of total home sales

MoM – Short Share

- Compared to November, short sales increased in 3 Maryland jurisdictions, declined in 9, and were unchanged or unavailable in 12
- Worcester County recorded the largest increase, rising by 131.7% (+1.08 basis points)

QoQ – Short Share

- Over half of Maryland's jurisdictions saw no change or lacked comparable data in short sale shares
- In the remaining areas, shares increased in 4 jurisdictions and decreased in 6, with Baltimore City experiencing the largest gain (+0.13 basis points)

YoY – Short Share

- Compared to the previous year, short sales decreased in 12 jurisdictions, increased in 2, and were unchanged or unavailable in 10
- Worcester County saw the largest year-over-year increase, up 206.5%

DELINQUENT MORTGAGES

Serious Delinquency

- Maryland's serious delinquency rate increased to 1.99% in Q4 2024—up 11 basis points from Q3—while remaining below pre-pandemic levels
- Nationally, the rate rose to 1.68%, a 13-basis point increase from Q3 2024

Short-Term Delinquency

- Maryland's short-term delinquency rate climbed 20 basis points to 3.55% in 2024, staying 5 basis points above Q4 2023 levels
- Nationally, it jumped 6 basis points year-over-year to reach 3.00% in Q4 2024

Long-Term Delinquency

- Maryland's long-term delinquency rate was 1.43%, an increase of 12 basis points from Q4 2023
- Nationally, the rate increased 13 basis points quarter-over-quarter to 1.23%

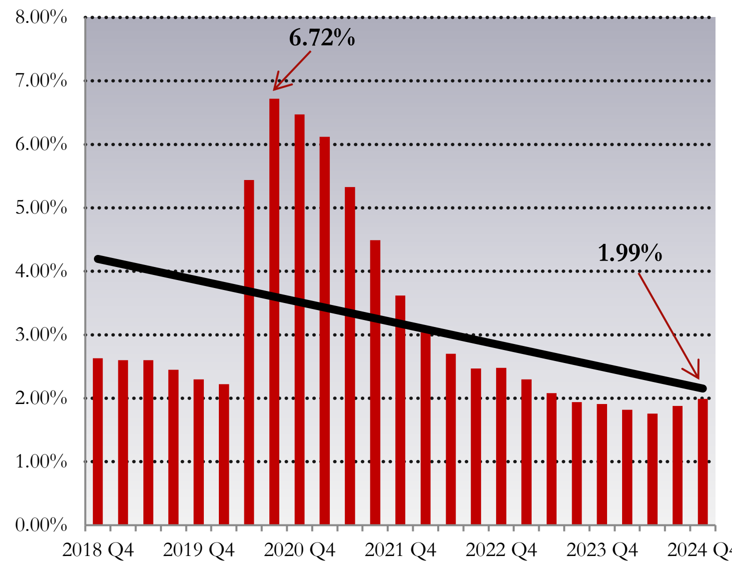
Foreclosure Starts

- Maryland's foreclosure start rate rose 1 basis point from Q3 2024 to 0.18%, which is also 1 basis point higher than Q4 2023
- Nationally, the rate increased by 1 basis point both quarter-over-quarter (to 0.15%) and year-over-year

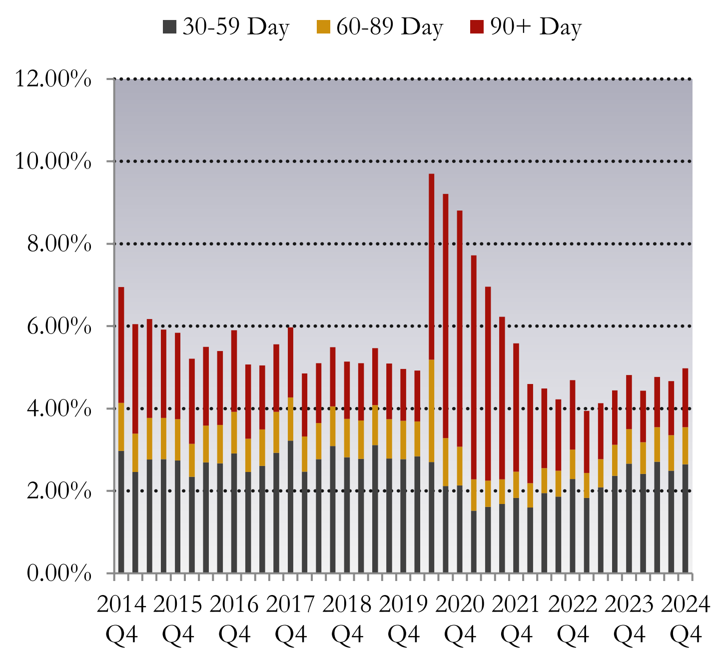
Foreclosure Rate

- Maryland's overall foreclosure rate held at 0.56% in Q4 2024—unchanged from Q3 but 4 basis points lower than Q4 2023
- Nationally, the foreclosure rate declined 2 basis points year-over-year to 0.45% in Q4 2024

Serious Delinquency Rate



Delinquency Rates



Completed Foreclosure Sales

- In December 2024, Maryland recorded 46 completed foreclosure sales—a decline of 78.5% compared to December 2023
- Nationally, completed foreclosures fell by 15.3% to 8,587 homes from the previous quarter, 9.3% lower than the same period last year

MoM – CompFore

- From November to December, completed foreclosure sales decreased in 12 Maryland jurisdictions, increased in 5, and were unchanged or unavailable in the remaining 7

QoQ – CompFore

- Compared to the previous quarter, Montgomery and St. Mary's counties saw an increase in completed foreclosures, while 14 jurisdictions experienced declines; the remaining 8 were unchanged or lacked data

YoY – CompFore

- Since December 2023, completed foreclosure sales decreased in 18 jurisdictions, increased in Frederick and Somerset counties, and were unchanged or unavailable in 4 jurisdictions

New Foreclosure Filings

- In December 2024, Maryland saw new foreclosure filings rise 6.4% from November, totaling 446 filings
- Compared to 2023, filings declined in 16 jurisdictions
- Three jurisdictions accounted for 54.3% of filings: Prince George's County (99, 22.2%), Baltimore City (73, 16.4%), and Baltimore County (70, 15.7%)

MoM – New Foreclosure

- Between November and December, filings increased in 9 jurisdictions and decreased in 8; the remaining 7 were unchanged or had no data
- Queen Anne's County recorded the largest increase (+300.0%), while Garrett County reported no new filings

QoQ – New Foreclosure

- Since Q3 2024, filings rose in 7 jurisdictions, declined in 12, and remained unchanged or had no data in 5
- St. Mary's County experienced the largest quarterly increase (+166.7%), whereas Garrett County saw the steepest decline

YoY - New Foreclosure

- Compared to last year, filings increased in 4 jurisdictions, decreased in 16, and remained unchanged in Baltimore, Kent, and Worcester counties
- Talbot County had no data

Vacant "Zombie" Foreclosure Properties

- In Q4 2024, Maryland recorded 171 zombie foreclosures—a 13.6% decline from the previous quarter and an 8.3% drop year-over-year. These properties represented 8.0% of all state foreclosures

- Maryland ranked 13th nationally for zombie foreclosures, with a rate of 0.68 per 10,000 households compared to the national average of 0.7 per 10,000
- Nationwide, 10,029 zombie properties made up 11.7% of 85,567 foreclosures

QoQ – Zombie

- Zombie foreclosures increased in 4 Maryland jurisdictions, decreased in 14, and were unchanged or had no data in 6
- Washington County saw the largest quarterly increase at +200.0%

YoY – Zombie

- Year-over-year, zombie foreclosures rose in 2 jurisdictions, fell in 10, and were unchanged or had no data in 12
- Baltimore City accounted for 59.4% of the state's zombie foreclosures, with 102 properties

Foreclosure Filings

- In Q4 2024, Maryland ranked 6th nationally with 2,136 foreclosure filings—covering defaults, foreclosure sales, and REOs—which is a 6.8% decrease from the previous quarter and 24.0% lower than last year
- Nationally, filings dropped 3.6% quarter-over-quarter to 85,567 and declined 8.4% year-over-year
  - DEFAULTS: Maryland's notices of loan default fell 15.8% quarter-over-quarter to 1,050, they were also down 24.2% year-over-year
  - AUCTIONS: Foreclosure sale notices numbered 842 in Q4 2024—a 2.3% increase from the previous quarter and 20.2% lower than last year
  - REOs: Lender purchases of foreclosed properties (REOs) rose 13.8% from the previous quarter to 364, and 28.8% below last year's levels

QoQ – Foreclosures

- Compared to Q3 2024, foreclosures increased in 9 Maryland jurisdictions and decreased in 15
- Cecil County saw the largest increase (+55.2%), while Charles County experienced the steepest decline (-31.7%)

YoY – Foreclosures

- Year-over-year, foreclosures rose in 3 jurisdictions and declined in 21
- Worcester County recorded the largest increase (+52.9%), whereas Dorchester County had the most significant drop (-61.1%)

Maryland Housing Market Fact Sheet

December 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	6.72%	6.79%	6.82%	-0.07%	-0.10%	Freddie Mac
Maryland	6.44%	6.45%	6.64%	-0.01%	-0.20%	DHCD
Community Development Administration	7.19%	7.23%	7.05%	-0.04%	0.14%	DHCD
Home Sales						
Existing	5,472	5,216	4,743	4.9%	15.4%	MD Association of Realtors
New	696	541	607	28.7%	14.7%	First American Core Logic
Pending Units	4,315	5,401	4,255	-20.1%	1.4%	MRIS
Pending Home Sales Index (2)	62.4	78.1	61.5	-20.1%	1.4%	DHCD
Housing Supply						
Housing Inventory	9,194	10,627	8,099	-13.5%	13.5%	MD Association of Realtors
Months' Supply	1.6	2.1	1.5	-23.8%	6.7%	DHCD
Days on the Market	43	38	36	15.9%	21.1%	SmartCharts, DHCD
Median Home Sales Price	$424,650	$425,000	$399,900	-0.1%	6.2%	MD Association of Realtors
Housing Affordability Index						
Repeat Buyer	93.4	92.4	111.5	1.1%	-16.2%	DHCD
First-Time Buyer	60.3	59.8	72.1	0.8%	-16.4%	DHCD
Housing Construction						
Housing Permits	1,123	936	1,320	20.0%	-14.9%	Census
Housing Completions	1,551	1,430	1,782	8.5%	-13.0%	DHCD
Property Foreclosures						
Total	2,136	2,292	2,810	-6.8%	-24.0%	Attom Data
Notices of Default	1,050	1,247	1,386	-15.8%	-24.2%	Attom Data
Notices of Sales	842	823	1,055	2.3%	-20.2%	Attom Data
Lender Purchases	364	320	511	13.8%	-28.8%	Attom Data
Mortgage Delinquency/Foreclosure Rate						
Overall	4.98%	4.67%	4.81%	0.31%	0.17%	Mortgage Bankers Association
Short-term	3.55%	3.35%	3.50%	0.20%	0.05%	Mortgage Bankers Association
30-59 Days	2.65%	2.49%	2.66%	0.16%	-0.01%	Mortgage Bankers Association
60-89 Days	0.90%	0.86%	0.84%	0.04%	0.06%	Mortgage Bankers Association
Long-term (90+ Days)	1.43%	1.32%	1.31%	0.11%	0.12%	Mortgage Bankers Association
Foreclosure Rate	0.56%	0.56%	0.60%	0.00%	-0.04%	Mortgage Bankers Association
Serious Delinquencies	1.99%	1.88%	1.91%	0.11%	0.08%	Mortgage Bankers Association
Short Sales Share	0.32%	0.30%	0.51%	0.02%	-0.19%	First American CoreLogic
Negative Equity Share	2.07%	1.76%	1.84%	0.31%	0.23%	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 December 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

December 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	52	$130,000	153	3.2	41	85.6	52	110.6	5	10
Anne Arundel	603	$485,000	607	0.9	461	66.4	24	62.3	29	4
Baltimore	701	$355,500	918	1.4	513	59.0	25	64.5	70	22
Baltimore City	580	$225,000	1,860	2.9	611	81.0	41	67.5	73	102
Calvert	91	$462,500	143	1.3	74	34.0	27	72.1	6	0
Caroline	29	$350,000	85	2.9	15	49.1	51	48.6	5	0
Carroll	130	$462,500	168	1.3	87	41.6	26	62.8	10	0
Cecil	75	$328,500	198	2.2	53	63.9	28	68.8	9	2
Charles	181	$425,000	384	1.9	177	90.2	30	71.6	18	0
Dorchester	45	$296,723	147	2.6	38	114.0	62	50.4	3	0
Frederick	294	$452,000	334	1.1	212	65.6	24	66.6	18	3
Garrett	45	$601,250	179	3.4	30	79.0	114	27.9	0	1
Harford	271	$389,950	345	1.4	212	76.9	27	71.0	17	1
Howard	233	$566,960	178	0.7	164	44.1	24	64.7	8	0
Kent	28	$352,500	71	2.4	14	65.4	49	52.9	1	0
Montgomery	769	$615,495	778	0.9	521	39.3	29	53.1	39	5
Prince George's	742	$446,740	1,023	1.2	608	51.9	33	57.1	99	12
Queen Anne's	71	$524,000	163	2.1	44	63.9	38	53.8	4	0
Somerset	23	$194,950	107	5.3	23	0.0	100	69.6	1	0
St. Mary's	102	$402,500	160	1.4	85	80.3	33	73.5	8	0
Talbot	39	$429,000	150	5.1	29	53.4	63	49.5	2	0
Washington	123	$320,000	270	2.0	106	85.2	37	59.4	11	6
Wicomico	85	$270,000	203	2.5	87	0.0	49	66.9	6	4
Worcester	160	$415,625	570	3.8	110	0.0	57	48.0	4	0
Maryland	***5,472***	***$424,650***	***9,194***	***1.6***	***4,315***	***62.4***	***43***	***60.3***	***446***	***171***

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

Local Housing Market Fact Sheet

December 2024 vs. December 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	6.1%	-8.5%	-1.9%	3.2%	-8.9%	73.3%	23.2%	-37.5%
Anne Arundel	22.1%	9.0%	2.0%	-18.2%	7.7%	4.3%	4.2%	-19.4%
Baltimore	11.6%	9.4%	18.0%	27.3%	-9.8%	-7.4%	3.2%	0.0%
Baltimore City	-0.3%	9.8%	9.0%	20.8%	13.6%	20.6%	2.9%	30.4%
Calvert	7.1%	5.1%	13.5%	8.3%	-3.9%	-12.9%	9.2%	-45.5%
Caroline	16.0%	16.7%	46.6%	70.6%	-50.0%	2.0%	-4.1%	25.0%
Carroll	14.0%	9.1%	5.0%	0.0%	-12.1%	44.4%	3.6%	-23.1%
Cecil	-14.8%	-1.9%	0.0%	-8.3%	-43.0%	16.7%	12.6%	-10.0%
Charles	-3.2%	-3.9%	21.9%	18.8%	-1.1%	-11.8%	18.5%	-5.3%
Dorchester	15.4%	23.6%	-7.0%	-18.8%	-9.5%	8.8%	-11.1%	50.0%
Frederick	36.1%	-8.1%	8.1%	-8.3%	26.2%	-4.0%	26.1%	12.5%
Garrett	18.4%	0.4%	43.2%	9.7%	-14.3%	81.0%	18.7%	-100.0%
Harford	48.1%	8.3%	32.2%	7.7%	16.5%	-3.6%	5.5%	-15.0%
Howard	-3.7%	7.0%	-11.9%	0.0%	-10.4%	33.3%	7.3%	-38.5%
Kent	27.3%	26.5%	36.5%	0.0%	-50.0%	-15.5%	-5.0%	0.0%
Montgomery	28.2%	11.0%	22.9%	0.0%	6.5%	20.8%	31.1%	-11.4%
Prince George's	21.0%	5.1%	6.7%	-7.7%	-2.1%	17.9%	8.1%	-6.6%
Queen Anne's	26.8%	2.2%	20.7%	-22.2%	4.8%	0.0%	10.9%	-42.9%
Somerset	21.1%	23.4%	32.1%	0.0%	0.0%	203.0%	-5.2%	-75.0%
St. Mary's	-1.0%	0.6%	-1.8%	7.7%	14.9%	-40.0%	18.9%	-11.1%
Talbot	25.8%	-4.7%	59.6%	96.2%	11.5%	57.5%	18.1%	100.0%
Washington	-15.2%	6.7%	26.2%	66.7%	-4.5%	23.3%	8.8%	-45.0%
Wicomico	19.7%	17.0%	17.3%	4.2%	24.3%	6.5%	-0.7%	-25.0%
Worcester	41.6%	-2.2%	27.5%	-7.3%	6.8%	21.3%	20.9%	0.0%
Maryland	***15.4%***	***6.2%***	***13.5%***	***6.7%***	***1.4%***	***21.1%***	***-16.4%***	***-7.7%***

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