MARYLAND HOUSING BEAT

SINGLE-FAMILY HOUSING

MARCH 2026

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The Housing Beat report presents a wide range of data that provides insight into the housing market, tracking trends and changes Month over Month (MoM), Quarter over Quarter (QoQ), and Year over Year (YoY). The report is organized into two main sections: Housing Statistics and Distressed Property Statistics.

HOUSING STATISTICS

Home Sales

- Maryland reported 4,874 home sales in Q1 2026, a 4.4% decrease year-over-year and a 21.4% increase from February.
- Nationally, March sales rose 27.0% from the previous month to 329,000 units and were up 4.4% compared to last year.

MoM - Sales

- Sales increased in 21 jurisdictions and declined in 3.
- Queen Anne's County saw the largest gain (+64.3%), while Garrett County experienced the steepest decline (-19.4%).

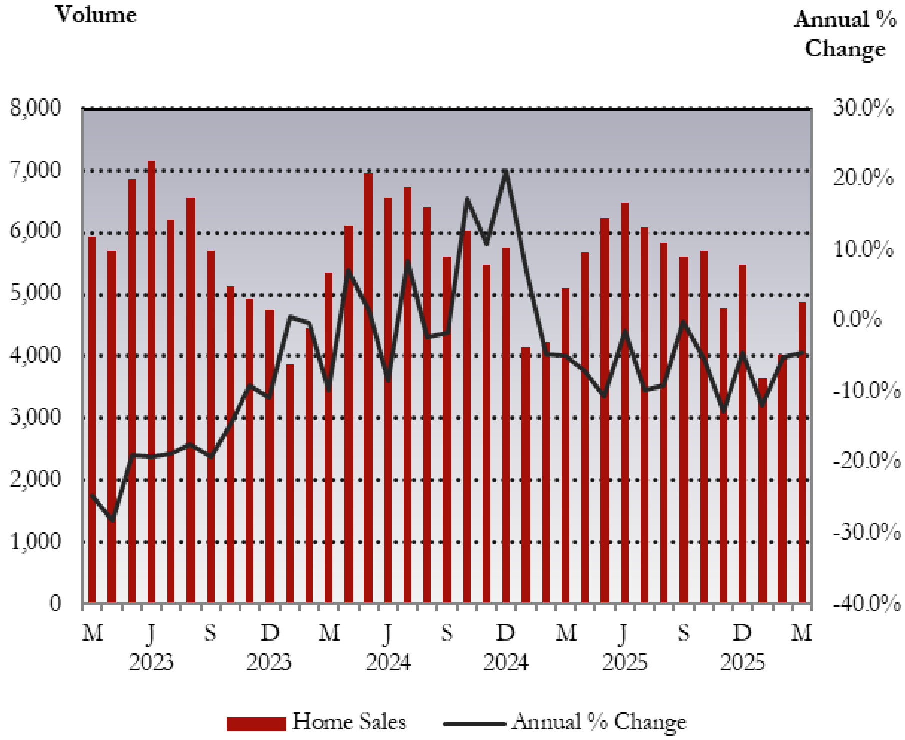
QoQ - Sales

- Compared to Q4 2025, sales rose in 4 jurisdictions, fell in 18, and was unchanged in Dorchester and Queen Anne's Counties.
- Sommerset County led with a 15.8% increase, selling 3 more homes than in December 2025.

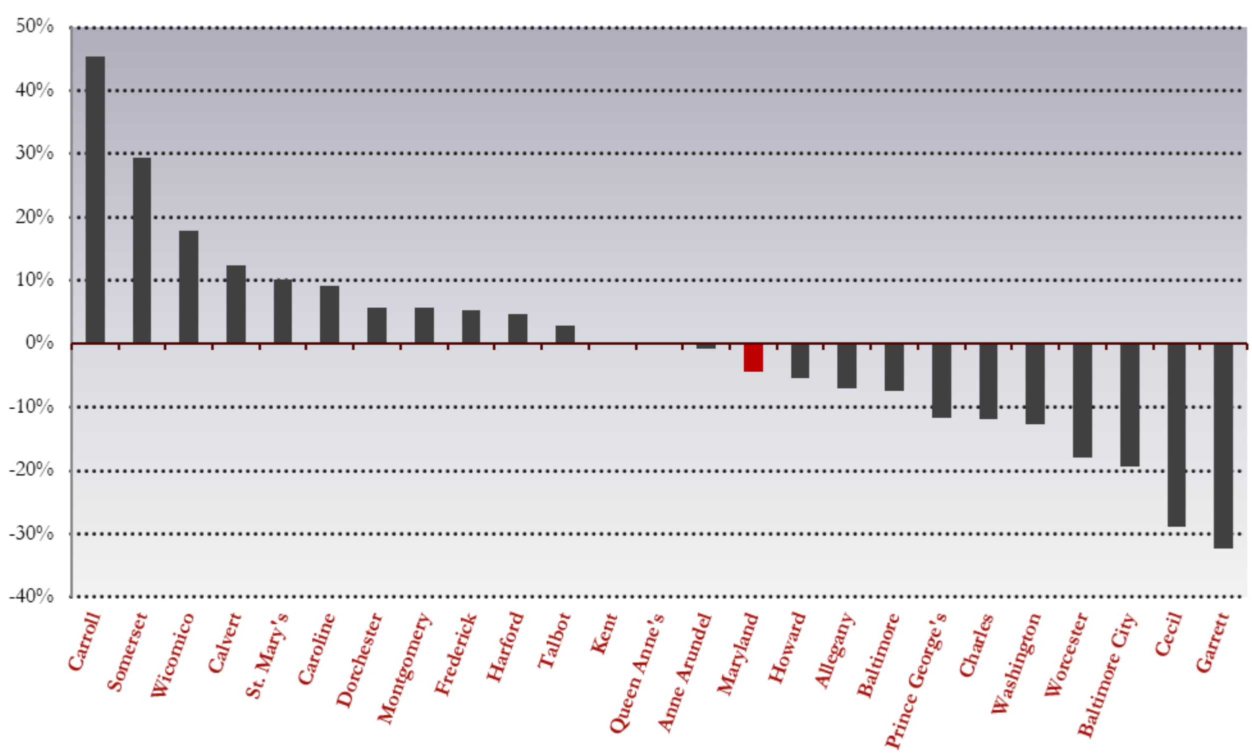
YoY - Sales

- Sales were up in 11 jurisdictions, down in 11, and stayed the same in Kent County and Queen Anne's County.
- Carroll County posted the largest annual increase (+45.5%), while Garrett County had the biggest decline (-32.4%).

Home Sales Trend for Maryland



Percent change in Home Sales across Maryland's jurisdictions - 2025 vs. 2026



Home Prices

- Maryland's median home sale price in March 2026 was $430,000, 1.2% higher than February and 1.6% higher than March 2025.
- Nationally, the median price reached $409,100, a $6,000 increase year-over-year.

MoM – Price

- Prices rose in 13 jurisdictions, ranging from a $50 increase in Allegany County to a 67.3% surge (+$107,600) in Somerset County.
- Eleven jurisdictions saw declines, with Queen Anne's County dropping the most (-14.9%, or -$89,250).

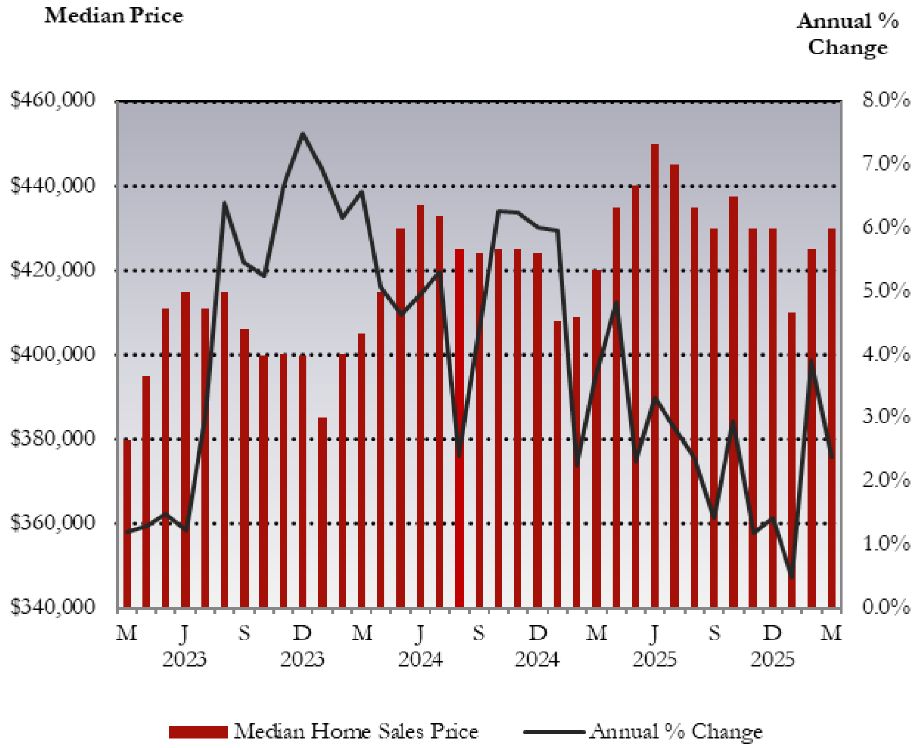
QoQ – Price

- Compared to Q4 2025, prices increased in 12 jurisdictions, declined in 11, and held steady in Wicomico County.
- Garrett County posted the strongest gain, rising from $405,000 to $567,500, while Talbot County had the steepest drop (-15.5%).

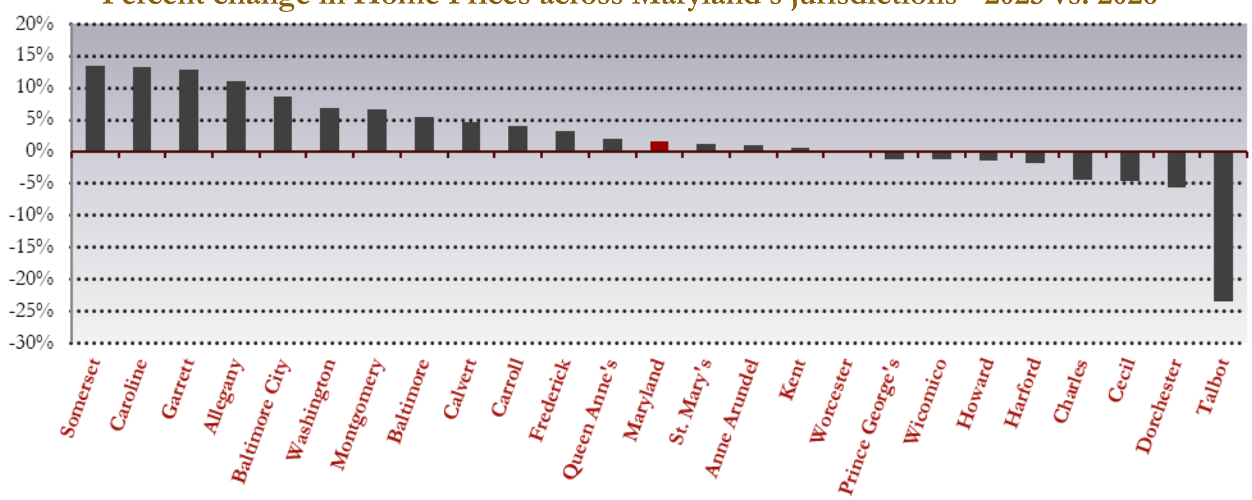
YoY - Price

- Sixteen jurisdictions recorded annual price increases, while eight declined.
- Somerset County led with a 13.4% jump, whereas Talbot County saw the largest decrease (23.5%).

Home Prices Trend for Maryland



Percent change in Home Prices across Maryland's jurisdictions - 2025 vs. 2026



HOUSING INVENTORY

- Maryland’s active listings fell 21.7% year-over-year.
- Single-family inventory totaled 12,762 units, up 1,042 from February and 742 from Q4 2025.
- National inventory rose 5.3% month-over-month to 1.39 million units, marking a 4.5% annual gain.

MOM - INVENTORY

- Inventory rose in 23 jurisdictions and declined in Harford County.
- Queen Ane’s County posted the highest monthly gain (34%).

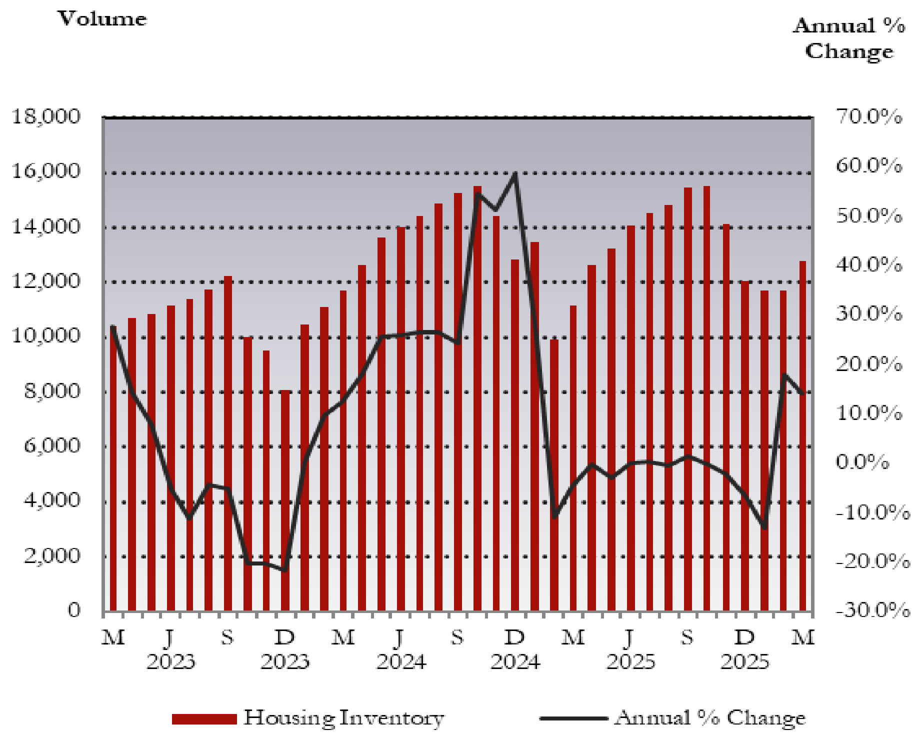
QOQ - INVENTORY

- Since Q4 2025, inventory rose in 18 jurisdictions and declined in the remaining 6.
- Charles County recorded the strongest quarterly decline (-8.7%).

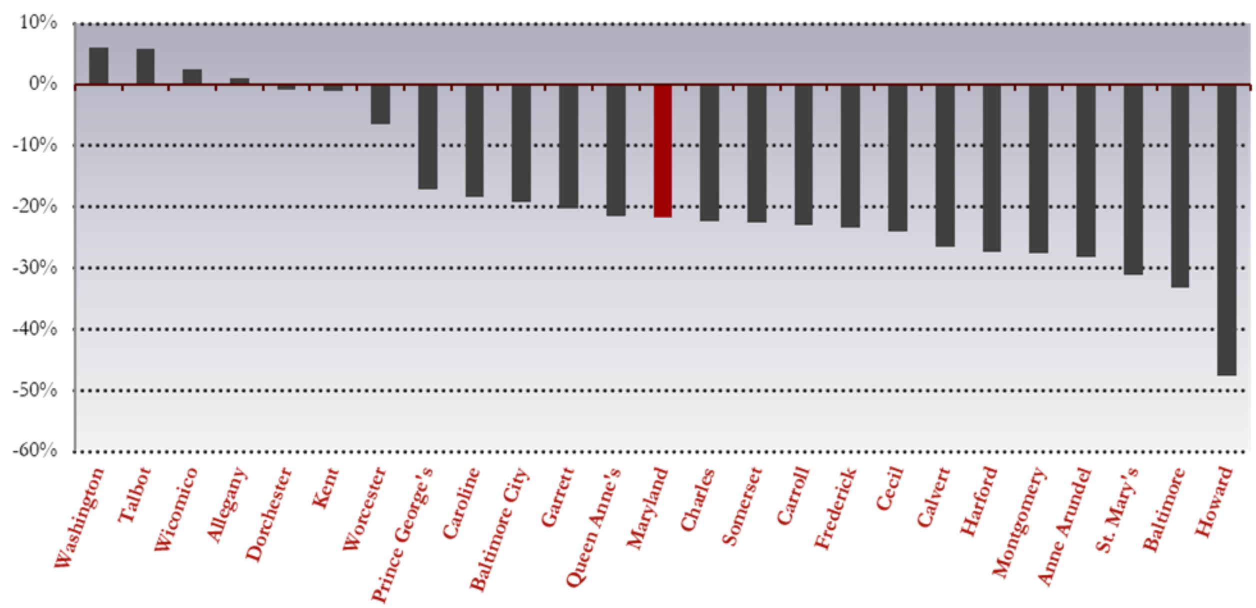
YOY - INVENTORY

- Maryland had 3,532 less homes for sale than in Q1 2025.
- More than half of the jurisdictions saw annual declines, while 4 increased.
- Talbot County led with a 5.8% rise (+13 units); Howard County had the largest drop (-47.6%).

Inventory Trend for Maryland



Percent change in Inventory across Maryland's jurisdictions - 2025 vs. 2026



MONTHS' SUPPLY

- Maryland's housing supply was 2.0 months in March, unchanged from February, and 13.0% lower than Q1 2025.
- Nationally, supply increased from 3.5 months in December 2025 to 4.2 in March, representing a 5.0% year-over-year increase.

MOM - SUPPLY

- Supply increased in 11 jurisdictions, declined in another 11, and remained unchanged in Baltimore and Frederick Counties.
- Caroline County posted the largest monthly drop (-63.2%).

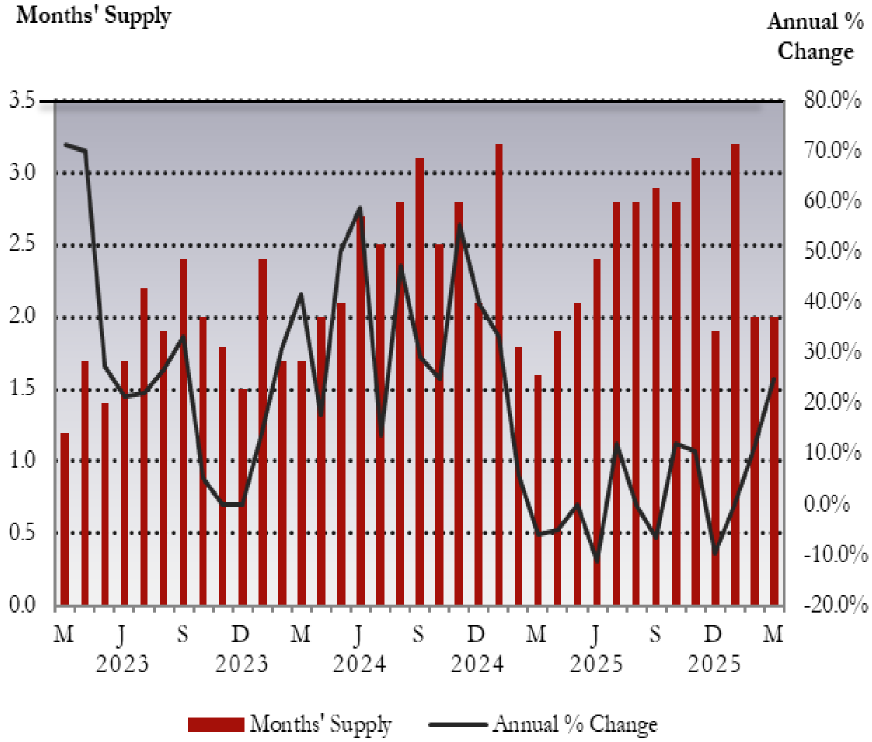
QOQ - SUPPLY

- Since Q4 2025, supply rose in 13 jurisdictions, declined in 10 and stayed the same in Baltimore City.
- Talbot County recorded the most quarterly increase (+75.0%).

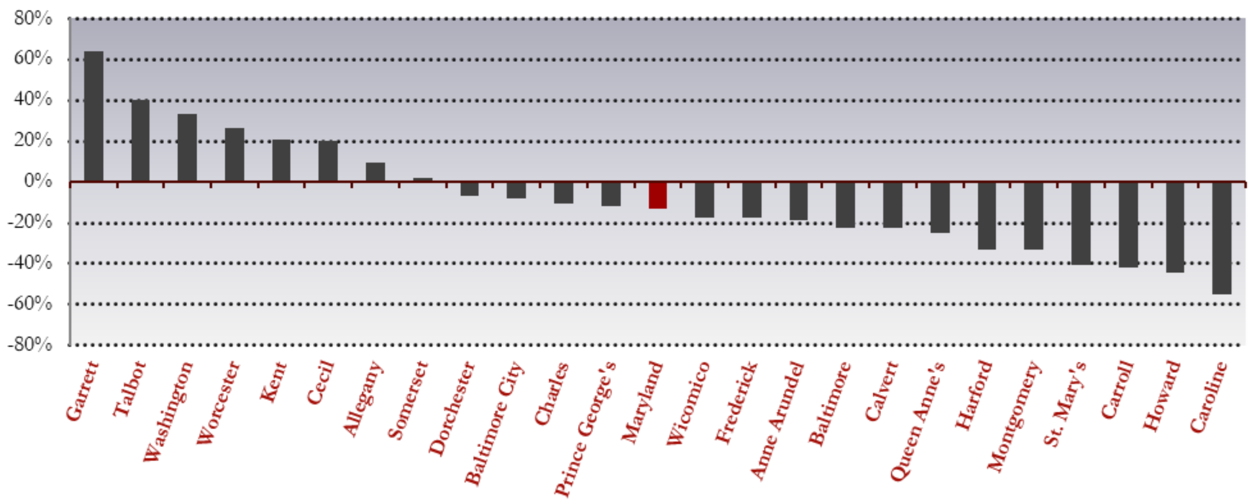
YOY - SUPPLY

- Compared to March 2025, supply rose in 6 jurisdictions, and declined in 18.
- Garrett County saw the strongest annual gain (+63.9%), while Caroline County had the steepest decline (-55.3%).

Months' Supply Trend for Maryland



Percent change in Months' Supply across Maryland's jurisdictions - 2025 vs. 2026



PENDING SALES INDEX (PHSI)

- The PHSI is a forward-looking indicator based on signed contracts that haven't yet closed, benchmarked to 2001 levels.
- In March, Maryland's PHSI was 99.3, up 37.9% from February, and 8.7% higher than March 2025.
- Nationally, the index was at 73.7, a 1.5% increase month-over-month and a 1.1% decline year-over-year.

MOM – PHSI

- 21 jurisdictions reported increases (Somerset, Wicomico, and Worcester Counties do not report PHSI).
- Kent County posted the strongest monthly gain (+92.3%).

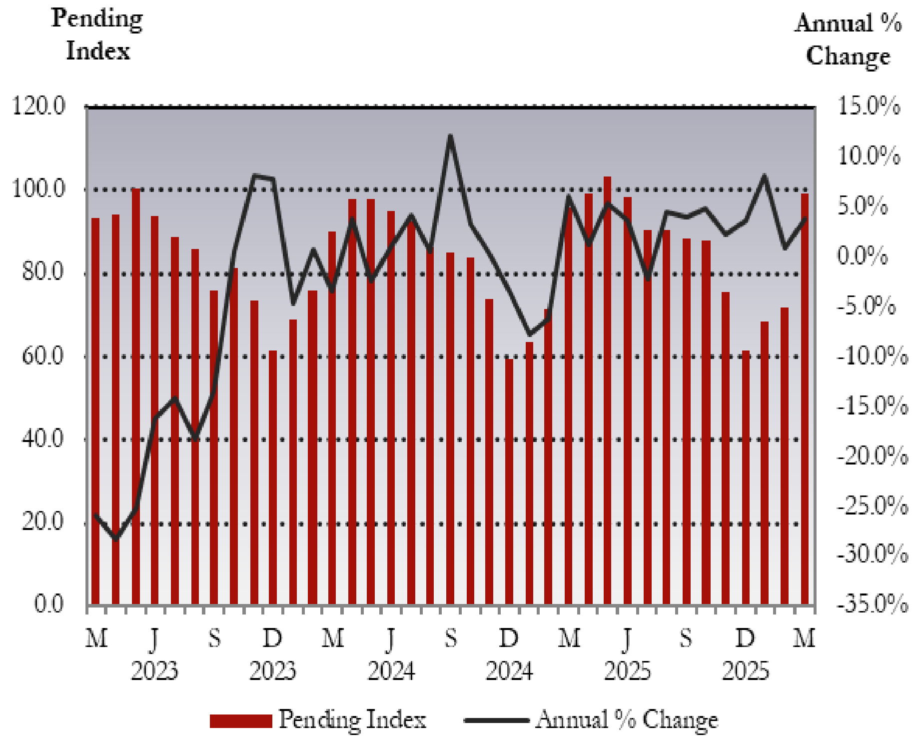
QOQ – PHSI

- Compared to Q4 2025, PHSI rose in all 21 reporting jurisdictions.
- Calvert County led with a 184.2% gain.

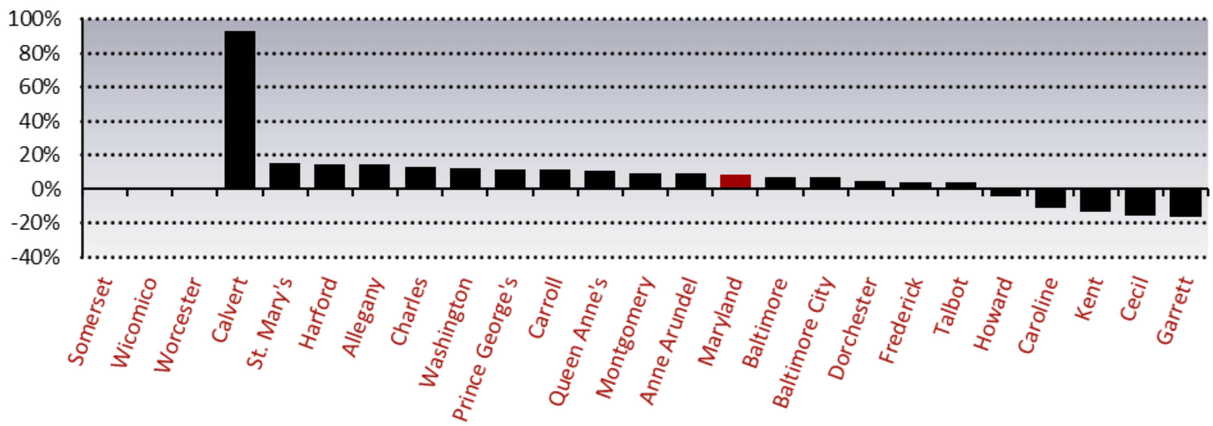
YOY – PHSI

- PHSI increased in 16 jurisdictions, declined in 5.
- Calvert County recorded the largest annual gain (+92.9%), while Cecil County saw the steepest drop (-15.8%).

Pending Home Sales Index Trend for Maryland



Percent change in Pending Home Sales Index across Maryland's jurisdictions - 2025 vs. 2026



DAYS ON THE MARKET (DOM)

- DOM measures how long homes stay listed before going under contract.
- In March, homes in Maryland averaged 60 days on the market, up 26.8% year-over-year.
- Nationally, the average was 57 days, a 7.6% increase from the previous year.

MOM – DOM

- Compared to February, DOM increased in 7 jurisdictions, declined in 14, and remained unchanged in Allegany, Anne Arundel, and Wicomico Counties.
- Caroline County had the largest increase (+82.2%, reaching 82 days), while St. Mary's County saw the biggest drop (-40.7%, 32 fewer days).

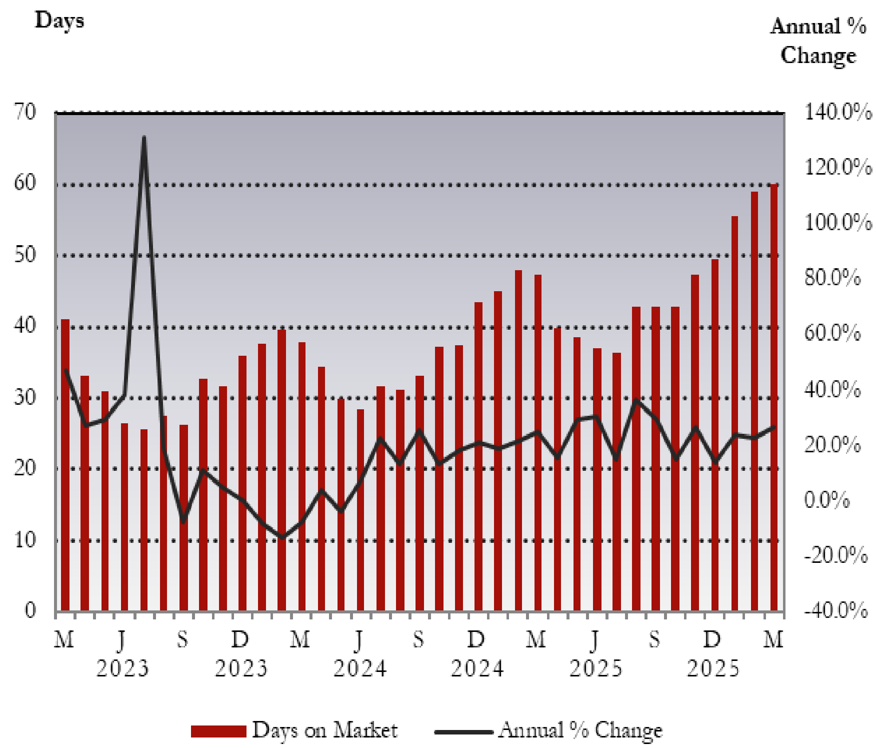
QOQ – DOM

- Since Q4 2025, DOM rose in 18 jurisdictions, fell in 3, and stayed the same in Baltimore, Dorchester, and Queen Anne's Counties.
- Caroline County recorded the sharpest increase, with homes staying on the market 82 days longer (+141.2%).

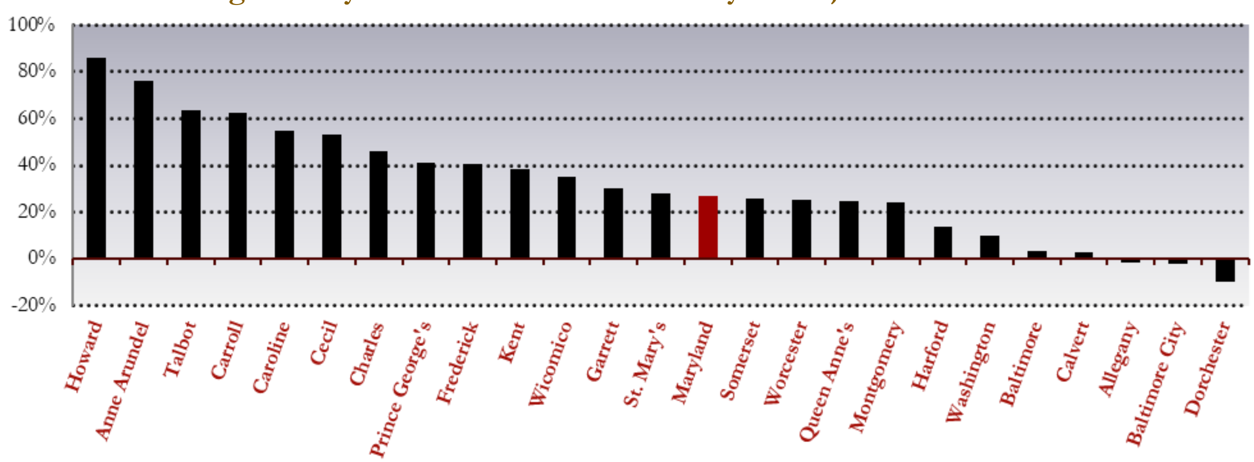
YOY – DOM

- DOM rose in most jurisdictions and declined in 3.
- Howard County posted the largest increase (+85.7%), while Dorchester County had the steepest decline (-10.0%, 81 fewer days).

Days on the Market Trend for Maryland



Percent change in Days on the Market across Maryland's jurisdictions - 2025 vs. 2026

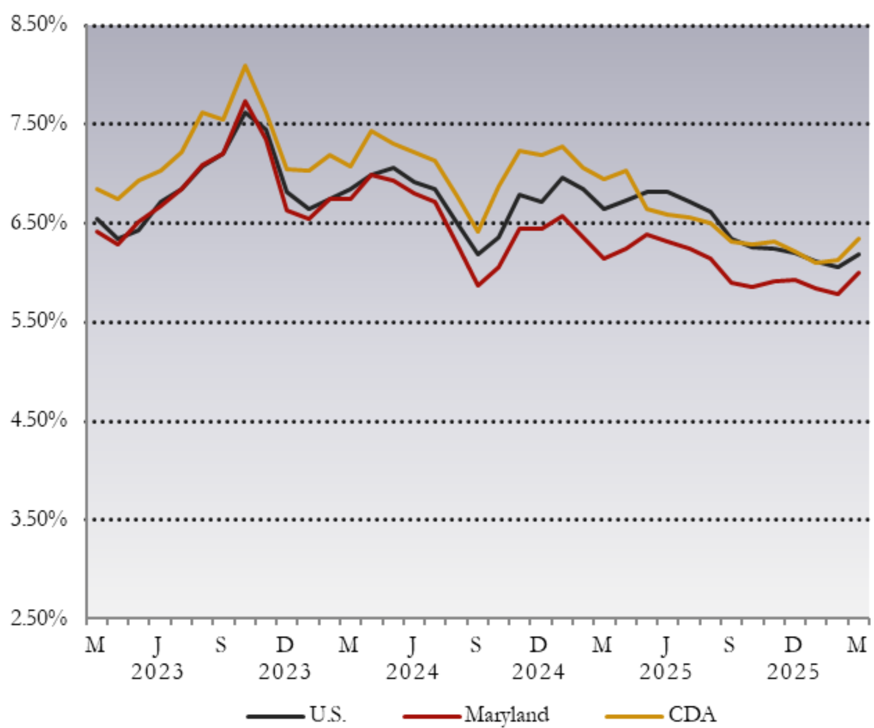


MORTGAGE RATES

Mortgage rates increased across March, with CDA's 30-year fixed at 6.32% - marginally above the national average and above Maryland's, reflecting modest year-over-year shifts.

- In March, the CDA Maryland Mortgage Program's 30-year fixed rate averaged 6.32% - 0.16 points above the Freddie Mac national average and 0.34 points above Maryland's state average.
- Freddie Mac's national average dropped from 6.20% in December 2025 to 6.18% in March, and it was 0.47 points lower than a year ago.
- Maryland's average effective rate rose from 5.93% in December 2025 to 6.00% in March, a 0.14-point decline year-over-year.
- The CDA program rate increased from 6.22% in December 2025 to 6.34% in March, marking a 0.60-point annual decrease.

Trending Mortgage Rates



HOUSING AFFORDABILITY

- Maryland's overall affordability index (for both repeat and first-time buyers) rose 12.1% from December 2025 to March, reaching 102.7 - and 5.3% above March 2025.
- In March, 15 jurisdictions had indices above 100, indicating greater affordability for both buyer types.
- The first-time buyer (FTH) index increased 2.2% to 66.3, remaining below 100 statewide and 4.6% higher year-over-year.

MOM - AFFORDABILITY

- Affordability improved in 9 jurisdictions and declined in 15.
- Queen Anne's County posted the largest monthly gain (+15.9%), while Somerset County saw the steepest drop (-41.1%).

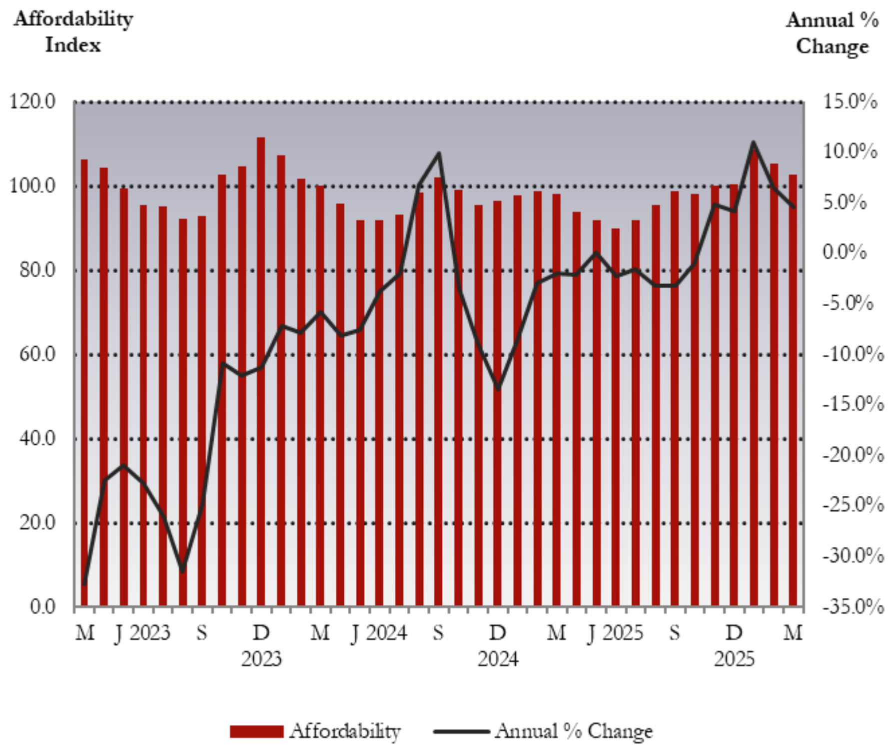
QOQ – AFFORDABILITY

- Since Q4 2025, affordability rose in 15 jurisdictions, declined in 8, and was unchanged in Calvert County.
- Talbot County recorded the strongest improvement (+18.9%), while Garrett County (-29.9%) had the sharpest decline across both indices.

YOY – AFFORDABILITY

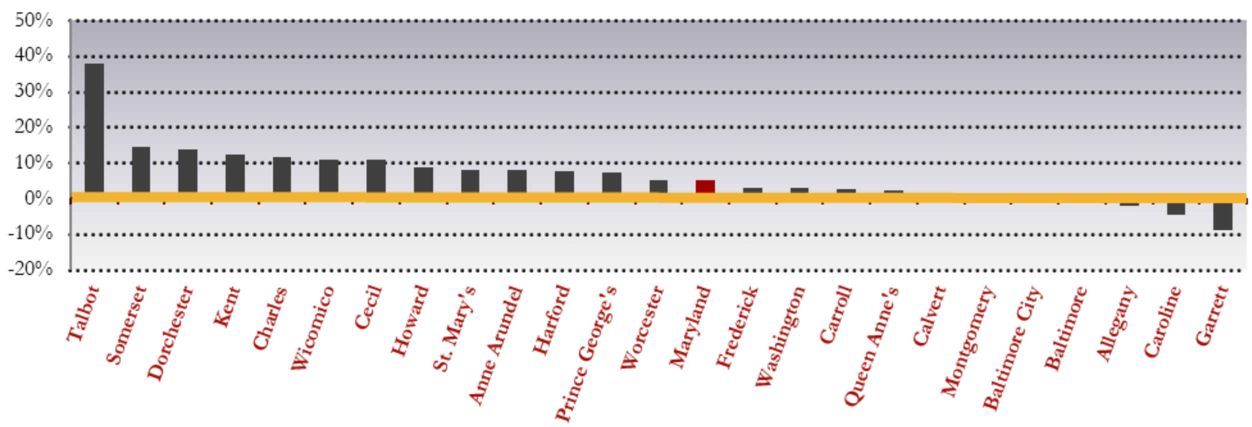
- Compared to March 2025, affordability improved in 21 jurisdictions and declined in 3.
- Talbot County posted the largest annual gain, while Garrett County experienced the steepest drop.

Affordability Index Trend for Maryland



Percent change in First-Time Homebuyer Affordability Index across Maryland's jurisdictions - 2025 vs. 2026

FTH



Building Permit Activity Decline Month-to-Month in Maryland

- Maryland - March 2026: A total of 1,150 residential building permits were issued statewide, representing an 82.3% increase from December 2025 and a 14.2% increase year-over-year.
  - Single-family permits rose 60.4% quarter-over-quarter to 821, and down (-5.4%) compared with March 2025.
  - Multifamily permits totaled 329, reflecting a 136.7% year-over-year increase.
  - Permit activity was concentrated in a handful of jurisdictions, with over half of all permits issued in Montgomery County (315), Frederick County (186), Prince George's County (114), Harford County (82) and Baltimore County (75).

- National - March 2026: Nationwide, total residential permits increased 7.1% month-over-month but down 1.9% year-over-year.
  - Single-family permits rose 17.8% from February but remained 2.7% below year-ago levels.
  - Multifamily permits decreased 9.8% month-over-month and 0.3% year-over-year.

MOM - PERMITS

- Permit activity increased in 14 jurisdictions, declined in 9, and remained in Dorchester County.
- Somerset County posted the largest percentage increase (+700.0%) although from a small base, while Allegany County experienced the steepest decline (-50.0%).

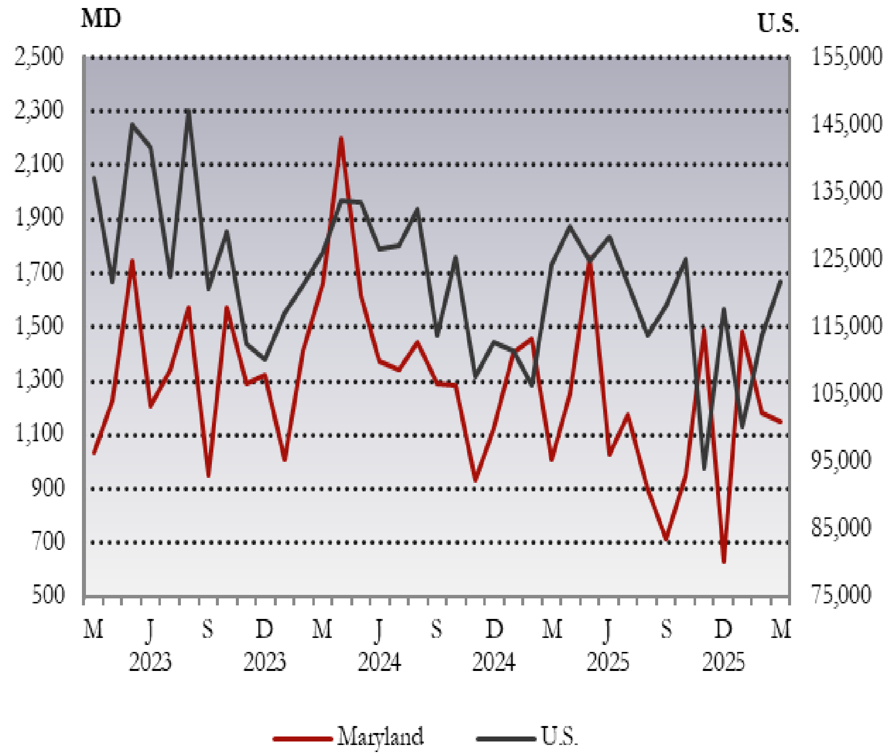
QOQ - PERMITS

- Relative to Q4 2025, permits increased in 17 jurisdictions, declined in 6, and were unchanged in Allegany County.
- Montgomery County recorded the largest gain (+370.1%), while Baltimore City saw the sharpest decline (-70.8%).

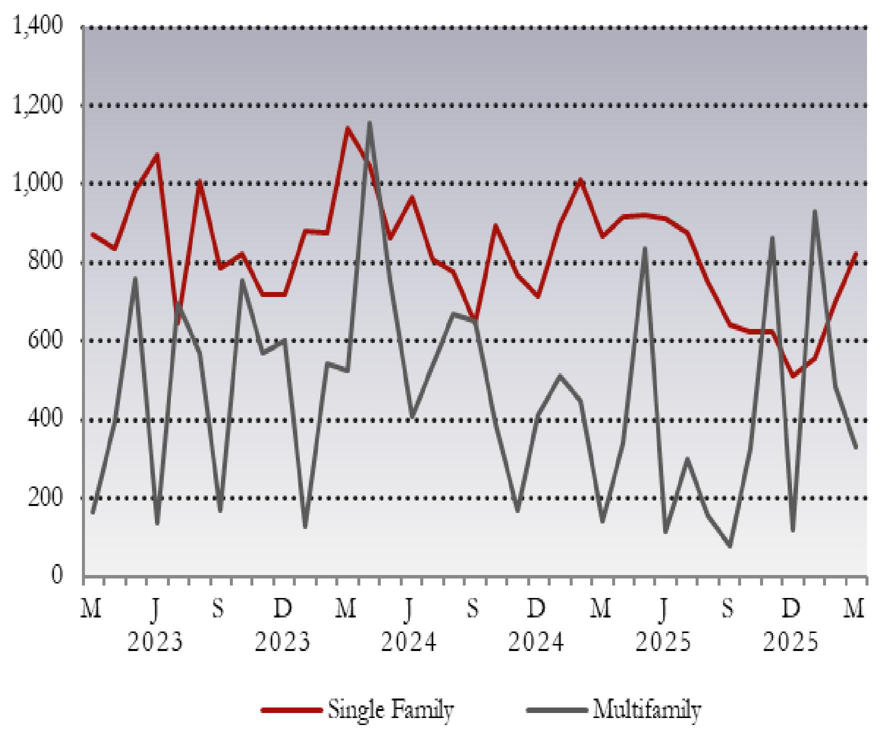
YOY - PERMITS

- Between March 2025 and March 2026, permit activity increased in 11 jurisdictions, and declined in 13.
- Frederick County led year-over-year growth, surging 431.4%, from 35 permits in March 2025 to 186 permits in March 2026.

Residential Building Permits Trend



Maryland Building Permits by Type Trend



DISTRESSED PROPERTY STATISTICS

Negative Equity (NE)

- Negative equity occurs when a home's market value is less than the outstanding mortgage balance.
- In Q1, Maryland's negative equity rate fell to 2.07%, down 27 basis points from Q4 2025 and 11 basis points year-over-year.
- Nationally, the rate decreased to 2.02%, a 20-basis-point quarterly decline and 5-basis-point annual drop.

MoM – NE Share

- From February to March, negative equity shares declined in all 24 jurisdictions.
- Garrett County recorded the largest monthly drop (-15.19%).

QoQ – NE Share

- Compared to Q4 2025, shares also fell in all 24 jurisdictions.
- The largest drop of 34.27% was in Garrett County.

YoY – NE Share

- All 24 jurisdictions reported lower negative equity shares over the past year.
- Somerset County posted the largest annual decrease (-27.01%).

Short Sale

- In March 2026, Maryland recorded 32 short sales, up 23.1% from Q4 2025, representing just 0.56% of all home sales.
- Nationally, short sales accounted for 0.72% of total sales.

MoM – Short Share

- Compared to February, short sale shares increased in 2 jurisdictions, declined in 7, and were unchanged or unavailable in 15.
- Prince George’s County posted the largest monthly gain (+279.2%, or +134 basis points).

QoQ – Short Share

- Eleven of the jurisdictions showed no change or lacked comparable data.
- Among the rest, 6 reported declines and 7 saw increases, led by Washington County (+159 basis points).

YoY – Short Share

- Compared to March 2025, short sale shares rose in 2 jurisdictions, declined in 5, and were unchanged or unavailable in 17.
- Baltimore City recorded the largest annual increase (+233.3%).

DELINQUENT MORTGAGES

Serious Delinquency

- Maryland’s serious delinquency rate rose to 2.75% in Q1, up 34 basis points from Q4 2025, but still below pre-pandemic levels.
- Nationally, the rate increased to 2.03%, an 18-basis-point quarterly rise.

Short-Term Delinquency

- Maryland’s short-term delinquency rate reached 3.23% in Q1, up 64 basis points from Q4 2025 and 22 basis points higher year-over-year.
- Nationally, the rate was 2.76%, also up 16 basis points year-over-year.

Long-Term Delinquency

- Maryland’s long-term delinquency rate stood at 1.97%, up 62 basis points year-over-year.
- Nationally, it rose 7 basis points from Q4 2025 to 1.39%.

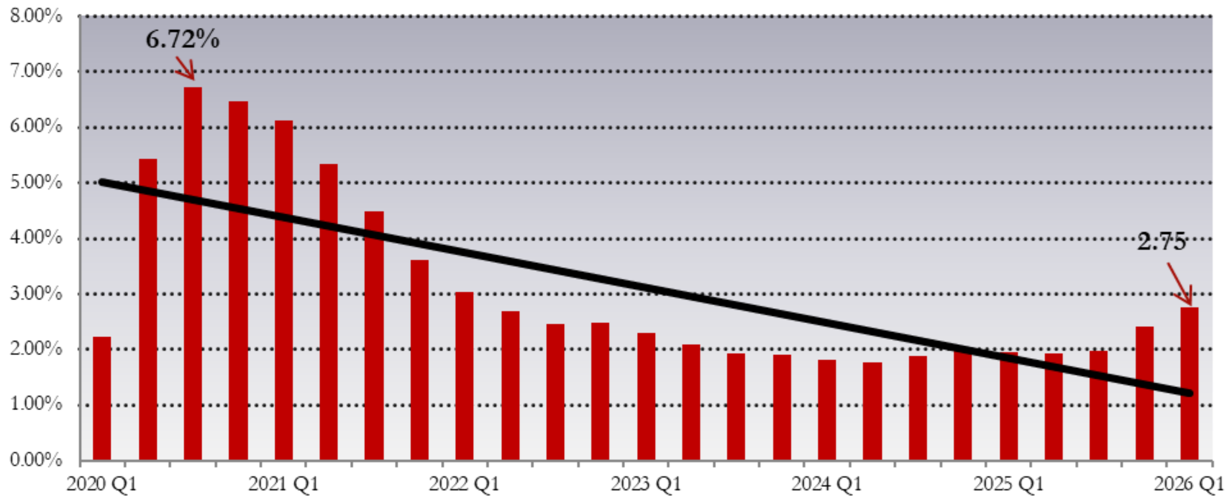
Foreclosure Starts

- Maryland’s foreclosure start rate stood at 0.30% in Q1, up 5 basis point from Q4 2025, and 5 basis points higher than a year ago.
- Nationally, the rate was at 0.24%, up 4 basis points year-over-year.

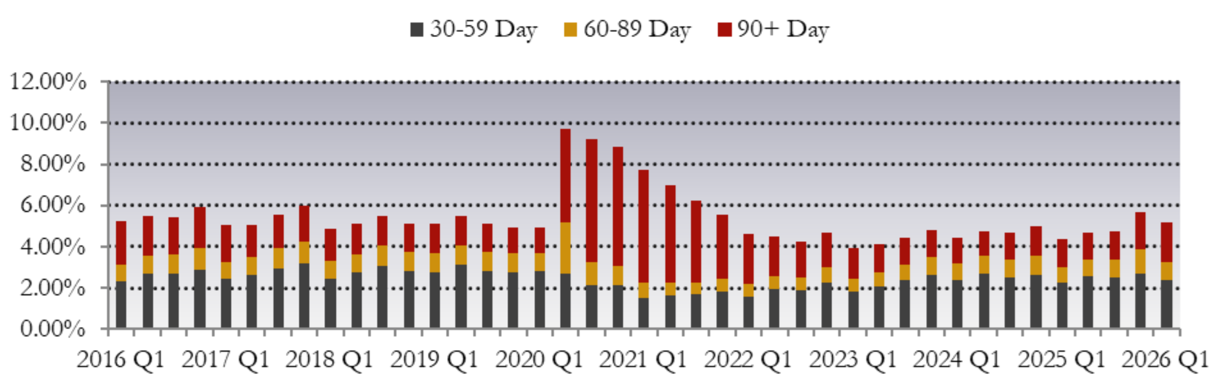
Foreclosure Rate

- Maryland’s foreclosure rate edged up to 0.78% in Q1, 17 basis points above last year.
- Nationally, the rate rose 15 basis points year-over-year to 0.64%.

Serious Delinquency Rate Trend for Maryland



Delinquency Rates by Type Trend for Maryland



COMPLETED FORECLOSURE SALES (COMPFORE)

- In March, Maryland recorded 37 completed foreclosure sales, a sharp 82.8% decline from March 2025.
- Nationally, there were 7,934 completed foreclosures, down 28.4% from Q4 2025 and 25.6% year-over-year.

MOM – COMPFORE

- From February to March, completed foreclosure sales declined in 10 jurisdictions, rose in 2, and were unchanged or lacked comparable data in 12.

QOQ – COMPFORE

- Compared to Q4 2025, sales declined in 14, rose 2 and were unchanged or unreported in 8.

YOY – COMPFORE

- Since March 2025, 20 jurisdictions reported declines, while the remaining 4 were unchanged or lacked data.

NEW FORECLOSURE FILINGS

- In March 2026, Maryland reported 544 new foreclosure filings, a 2.64% increase from February.
- Filings rose in 19 jurisdictions compared to March 2025.
- Over half (63.1%) of all filings came from five jurisdictions: Prince George's County (101, 18.6%), Baltimore City (80, 14.7%), Baltimore County (69, 12.7%), Montgomery County (48, 8.8%), and Anne Arundel County (45, 8.3%).

MOM – NEW FORECLOSURE

- From February to March, filings increased in 11 jurisdictions, declined in 9, and were unchanged elsewhere.
- Caroline County recorded the largest increase (+400.0%), while Worcester County saw the steepest decline (-50.0%).

QOQ – NEW FORECLOSURE

- Since Q4 2025, filings rose in 8 jurisdictions, fell in 13, and were unchanged in 3.
- Queen Anne's County posted the largest increase (+150.0%), while Washington County had the biggest drop (-42.3%).

YOY - NEW FORECLOSURE

- Compared to March 2025, filings increased in 19 jurisdictions, declined in 2, and were unchanged or lacked comparable data in Carroll, Garrett, and Talbot Counties.
- Dorchester County recorded the sharpest annual gain (+200.0%), albeit from a small base.

FORECLOSURE FILINGS

- Maryland ranked 5th nationally with 4,184 foreclosure filings (defaults, auctions, and REOs), up 14.3% from Q4 2025 and 25.6% year-over-year.
  - DEFAULTS: 1,489 notices of loan default, up 26.9% from Q4 2025 and 89.7% from last year.
  - AUCTIONS: 163 foreclosure sale notices, down 64.8% from Q4 2025 and 74.8% year-over-year.
  - REOs: 328 lender-owned home purchases, up 8.6% from Q4 2025, and 0.3% annually.
- Nationally, foreclosure filings rose 13.1% from Q4 2025 to 143,495, a 24.0% increase year over year.

QOQ – FORECLOSURES

- Foreclosure activity increased in 17 of Maryland jurisdictions, declined in 6, and remained unchanged in Caroline County.
- Charles County posted the largest quarterly gain (+39.2%), while Garrett County saw the steepest drop (-35.7%).

YOY – FORECLOSURES

- Compared to Q1 2025, filings rose in 21 jurisdictions and declined in 3.
- Worcester County recorded the largest annual increase (+66.7%), while Talbot County had the sharpest decline (-30.8%).

Maryland Housing Market Fact Sheet
March 2026

Indicator	Indicator Subcategory	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%	6.05%	6.65%	0.13%	-0.47%	Freddie Mac
Mortgage Rates (30-Year Fixed)	Maryland	6.00%	5.78%	6.14%	0.22%	-0.14%	DHCD
Mortgage Rates (30-Year Fixed)	Community Development Administration	6.34%	6.13%	6.94%	0.21%	-0.60%	DHCD
Home Sales	Existing	4,874	4,016	5,097	21.4%	-4.4%	MD Association of Realtors
Home Sales	New	315	233	640	35.2%	-50.8%	Cotality (formely CoreLogic)
Home Sales	Pending Units	6,870	4,981	6,621	37.9%	3.8%	MRIS
Home Sales	Pending Home Sales Index (2)	99.3	72.0	95.7	37.9%	3.8%	DHCD
Housing Supply	Housing Inventory	12,762	11,720	11,173	8.9%	14.2%	MD Association of Realtors
Housing Supply	Months' Supply	2.0	2.0	1.6	0.0%	25.0%	DHCD
Housing Supply	Days on the Market	60	59	47	1.8%	26.8%	SmartCharts, DHCD
Housing Supply	Median Home Sales Price	$430,000	$425,000	$420,000	1.2%	2.4%	MD Association of Realtors
Housing Affordability Index	102.7	105.4	98.2	-2.6%	4.6%	102.7	DHCD

Indicator	Indicator Subcategory	Current Period [1]	Last Quarter	Last Year	% Change from Last Quarter	% Change from Last Year	Source
Housing Affordability Index	First-Time Buyer	66.3	68.0	63.4	-2.5%	4.6%	DHCD
Housing Construction	Housing Permits	1,150	1,182	1,007	-2.7%	14.2%	Census
Housing Construction	Housing Completions	769	1,218	1,164	-36.9%	-33.9%	DHCD
Property Foreclosures	Total	4,184	3,659	3,330	14.3%	25.6%	Cotality (formely CoreLogic)
Property Foreclosures	Notices of Default	1,489	1,173	785	26.9%	89.7%	Cotality (formely CoreLogic)
Property Foreclosures	Notices of Sales	163	463	646	-64.8%	-74.8%	Cotality (formely CoreLogic)
Property Foreclosures	Lender Purchases	328	302	327	8.6%	0.3%	Cotality (formely CoreLogic)
Mortgage Delinquency/Foreclosure Rate	Overall	5.20%	5.65%	4.36%	-0.45%	0.84%	Mortgage Bankers Association
Mortgage Delinquency/Foreclosure Rate	Short-term	3.23%	3.87%	3.01%	-0.64%	0.22%	Mortgage Bankers Association
Mortgage Delinquency/Foreclosure Rate	30-59 Days	2.41%	2.70%	2.24%	-0.29%	0.17%	Mortgage Bankers Association
Mortgage Delinquency/Foreclosure Rate	60-89 Days	0.82%	1.17%	0.77%	-0.35%	0.05%	Mortgage Bankers Association

Indicator	Indicator Subcategory	Current Period [1]	Last Quarter	Last Year	% Change from Last Quarter	% Change from Last Year	Source
Mortgage Delinquency/Foreclosure Rate	Long-term (90+ Days)	1.97%	1.78%	1.35%	0.19%	0.62%	Mortgage Bankers Association
Mortgage Delinquency/Foreclosure Rate	Foreclosure Rate	0.78%	0.63%	0.61%	0.15%	0.17%	Mortgage Bankers Association
Mortgage Delinquency/Foreclosure Rate	Serious Delinquencies	2.75%	2.41%	1.96%	0.34%	0.79%	Mortgage Bankers Association
Mortgage Delinquency/Foreclosure Rate	Short Sales Share	0.56%	0.37%	0.23%	0.19%	0.33%	Cotality (formely CoreLogic)
Mortgage Delinquency/Foreclosure Rate	Negative Equity Share	2.07%	2.34%	2.18%	-0.27%	-0.11%	Cotality (formely CoreLogic)

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

Notes

- [1] Current period represents March 2026.
- 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
March 2026

Jurisdiction	Home Sales	Median Home Sales Price	Housing Inventory	Months' Supply	Pending Sales	Pending Sales Index	Days on Market	Affordability Index	New Foreclosure Filings
Allegany	40	$175,000	204	3.5	64	133.6	76	93.6	8
Anne Arundel	524	$505,750	915	1.3	739	106.4	37	67.9	45
Baltimore	577	$370,925	1,057	1.4	822	94.6	33	68.0	69
Baltimore City	527	$250,000	2,235	3.3	805	106.7	52	68.4	80
Calvert	91	$471,000	189	1.7	162	74.4	37	78.2	11
Caroline	24	$291,495	93	2.1	33	107.9	82	64.6	5
Carroll	160	$468,000	262	1.1	187	89.5	39	69.4	13
Cecil	69	$334,000	189	2.4	85	102.4	46	75.7	11
Charles	177	$435,000	485	2.5	263	134.1	57	77.6	32
Dorchester	37	$264,000	222	4.3	45	135.0	81	64.4	3
Frederick	297	$510,000	552	1.4	374	115.8	38	65.8	25
Garrett	25	$567,500	184	5.9	31	81.6	146	32.8	3
Harford	247	$373,000	420	1.2	305	110.6	41	82.7	19
Howard	210	$573,750	306	1.0	308	82.9	26	71.8	18
Kent	18	$345,000	92	3.5	25	116.7	79	63.9	2
Montgomery	726	$650,000	1,471	1.4	1,003	75.6	31	56.0	48
Prince George's	575	$439,950	1,698	2.2	837	71.4	48	63.6	101
Queen Anne's	69	$510,250	201	1.8	82	119.1	61	60.8	5
Somerset	22	$267,500	113	4.9	16	0.0	103	66.7	5
St. Mary's	87	$425,000	182	1.6	133	125.6	32	77.3	10
Talbot	37	$410,000	237	5.6	55	101.2	98	56.9	3
Washington	116	$352,625	374	2.4	170	136.6	56	60.6	15
Wicomico	86	$275,000	318	2.4	114	0.0	73	76.2	9
Worcester	133	$425,000	763	4.8	212	0.0	70	52.9	4
Maryland	***4,874***	***$430,000***	***12,762***	***2.0***	***6,870***	***99.3***	***60***	***66.3***	***544***

Source: Maryland Association of Realtors, Cotality (formerly CoreLogic), Maryland Judiciary and DHCD Office of Research and Compliance

Local Housing Market Fact Sheet
March 2026 vs. March 2025
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	-7.0%	11.1%	1.0%	9.4%	14.3%	-1.3%	-2.0%	-11.1%
Anne Arundel	-0.8%	0.9%	-28.2%	-18.8%	9.0%	76.2%	7.9%	21.6%
Baltimore	-7.5%	5.4%	-33.3%	-22.2%	6.9%	3.1%	0.4%	11.3%
Baltimore City	-19.4%	8.7%	-19.3%	-8.3%	6.6%	-1.9%	0.7%	33.3%
Calvert	12.3%	4.7%	-26.5%	-22.7%	92.9%	2.8%	1.7%	22.2%
Caroline	9.1%	13.2%	-18.4%	-55.3%	-10.8%	54.7%	-4.4%	150.0%
Carroll	45.5%	4.0%	-22.9%	-42.1%	11.3%	62.5%	2.8%	0.0%
Cecil	-28.9%	-4.5%	-24.1%	20.0%	-15.8%	53.3%	10.8%	83.3%
Charles	-11.9%	-4.5%	-22.4%	-10.7%	13.4%	46.2%	11.8%	28.0%
Dorchester	5.7%	-5.7%	-0.9%	-6.5%	4.7%	-10.0%	13.8%	200.0%
Frederick	5.3%	3.2%	-23.3%	-17.6%	4.2%	40.7%	3.0%	108.3%
Garrett	-32.4%	12.8%	-20.3%	63.9%	-16.2%	30.4%	-8.9%	-
Harford	4.7%	-1.8%	-27.3%	-33.3%	14.7%	13.9%	7.7%	26.7%
Howard	-5.4%	-1.5%	-47.6%	-44.4%	-4.0%	85.7%	8.6%	12.5%
Kent	0.0%	0.6%	-1.1%	20.7%	-13.8%	38.6%	12.3%	100.0%
Montgomery	5.7%	6.6%	-27.6%	-33.3%	9.4%	24.0%	1.3%	29.7%
Prince George's	-11.7%	-1.1%	-17.2%	-12.0%	11.6%	41.2%	7.3%	23.2%
Queen Anne's	0.0%	2.1%	-21.5%	-25.0%	10.8%	24.5%	2.4%	150.0%
Somerset	29.4%	13.4%	-22.6%	2.1%	-5.9%	25.6%	14.4%	150.0%
St. Mary's	10.1%	1.2%	-31.1%	-40.7%	15.7%	28.0%	8.1%	11.1%
Talbot	2.8%	-23.5%	5.8%	40.0%	3.8%	63.3%	37.8%	0.0%
Washington	-12.8%	6.9%	5.9%	33.3%	12.6%	9.8%	2.9%	36.4%
Wicomico	17.8%	-1.3%	2.6%	-17.2%	6.5%	35.2%	11.1%	-10.0%
Worcester	-17.9%	0.0%	-6.5%	26.3%	6.0%	25.0%	5.4%	33.3%
Maryland	***-4.4%***	***1.6%***	***-21.7%***	***-13.0%***	***8.7%***	***26.8%***	***5.2%***	***27.4%***

Source: Maryland Association of Realtors, Cotality (formerly CoreLogic), Maryland Judiciary and DHCD Office of Research and Compliance