

Housing Statistics

January 2023



	Units Sold			Average Sales Price			Median Sales Price			Units Pending (Under Contract)		Active Inventory		Months of Inventory*		Median Days on Market		New Listings	
	2023	2022	% Chg	2023	2022	% Chg	2023	2022	% Chg	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Allegany County	45	48	-6.3%	\$141,253	\$124,678	+13.3%	\$119,000	\$125,500	-5.2%	38	48	125	166	1.9	2.3	30	21	56	59
Anne Arundel County	380	544	-30.1%	\$523,621	\$472,999	+10.7%	\$431,000	\$400,000	+7.7%	534	675	592	606	0.8	0.6	19	9	549	640
Baltimore City	473	753	-37.2%	\$216,717	\$244,660	-11.4%	\$178,750	\$210,000	-14.9%	702	886	1,638	1,769	2.0	1.8	24	23	918	988
Baltimore County	428	778	-45.0%	\$352,212	\$350,427	+0.5%	\$305,000	\$295,000	+3.4%	629	724	784	810	0.9	0.8	18	10	660	754
Calvert County	70	121	-42.1%	\$442,986	\$454,586	-2.6%	\$392,500	\$415,000	-5.4%	107	109	142	103	1.1	0.6	21	10	115	95
Caroline County	17	25	-32.0%	\$291,806	\$307,876	-5.2%	\$303,500	\$287,000	+5.7%	29	33	61	62	1.8	1.5	43	37	26	24
Carroll County	92	159	-42.1%	\$399,474	\$425,912	-6.2%	\$387,500	\$397,000	-2.4%	139	153	154	153	0.8	0.6	13	8	126	166
Cecil County	62	124	-50.0%	\$409,585	\$329,583	+24.3%	\$352,000	\$311,225	+13.1%	88	105	140	193	1.2	1.3	11	7	88	100
Charles County	135	218	-38.1%	\$418,501	\$414,717	+0.9%	\$389,885	\$385,000	+1.3%	191	253	319	230	1.3	0.7	26	9	253	227
Dorchester County	27	40	-32.5%	\$217,738	\$318,208	-31.6%	\$199,000	\$261,495	-23.9%	45	66	147	110	3.0	2.1	27	18	65	55
Frederick County	184	330	-44.2%	\$452,088	\$462,049	-2.2%	\$415,000	\$430,000	-3.5%	279	384	330	279	0.8	0.5	14	6	313	447
Garrett County	17	41	-58.5%	\$593,850	\$444,407	+33.6%	\$349,900	\$320,000	+9.3%	44	45	124	101	2.9	1.6	67	14	26	35
Harford County	161	253	-36.4%	\$369,784	\$356,602	+3.7%	\$335,000	\$319,450	+4.9%	186	263	199	223	0.7	0.6	19	7	217	269
Howard County	168	229	-26.6%	\$547,452	\$529,307	+3.4%	\$460,000	\$455,000	+1.1%	230	273	222	215	0.6	0.5	17	6	255	268
Kent County	9	25	-64.0%	\$327,878	\$406,116	-19.3%	\$245,000	\$299,000	-18.1%	21	17	52	47	2.1	1.2	17	20	22	18
Montgomery County	456	799	-42.9%	\$647,526	\$602,907	+7.4%	\$514,995	\$488,735	+5.4%	674	784	693	731	0.7	0.6	19	9	691	778
Prince George's County	503	791	-36.4%	\$407,870	\$403,412	+1.1%	\$400,000	\$387,000	+3.4%	764	824	999	1,035	1.2	1.0	28	12	822	870
Queen Anne's County	42	55	-23.6%	\$491,790	\$516,366	-4.8%	\$452,312	\$475,000	-4.8%	58	77	119	123	1.6	1.2	21	13	57	76
Somerset County	10	30	-66.7%	\$182,430	\$172,715	+5.6%	\$170,000	\$196,000	-13.3%	15	33	69	79	2.6	2.6	49	29	23	28
St. Mary's County	76	108	-29.6%	\$364,331	\$370,061	-1.5%	\$342,500	\$360,000	-4.9%	115	129	176	139	1.2	0.8	36	8	142	144
Talbot County	37	43	-14.0%	\$667,441	\$637,305	+4.7%	\$463,000	\$435,000	+6.4%	40	56	83	92	1.6	1.3	12	20	48	41
Washington County	96	141	-31.9%	\$265,663	\$290,721	-8.6%	\$250,000	\$260,000	-3.8%	144	156	208	204	1.3	1.0	19	15	149	154
Wicomico County	72	99	-27.3%	\$245,798	\$238,061	+3.3%	\$216,000	\$219,500	-1.6%	87	101	145	188	1.4	1.4	21	11	74	100
Worcester County	121	153	-20.9%	\$436,082	\$403,078	+8.2%	\$382,500	\$341,900	+11.9%	173	189	272	263	1.5	1.0	26	19	150	170
Maryland	3,681	5,907	-37.7%	\$419,587	\$410,107	+2.3%	\$360,000	\$354,500	+1.6%	5,332	6,383	7,793	7,921	1.1	0.9	21	11	5,845	6,506

* Months of Inventory based on current active inventory and the average of the current month and previous 11 months of sales.