



NORTHERN MARYLAND RESIDENTIAL REAL ESTATE TRENDS

2025 – 2026



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ABOUT: Brian Atha & Ritter
Mortgage Group, Inc.

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Frederick County, Maryland

Trends

Frederick County continues to stand out as one of Maryland's most dynamic and fast-evolving housing markets. With a median home price of \$562,960, the county has maintained a steady 5.8% average annual appreciation over the past five years—an impressive pace reflecting both its growth and stability.

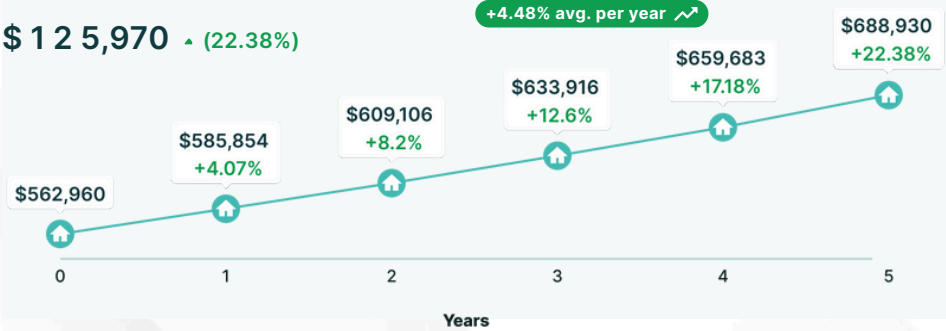
Supported by a robust economy and an exceptionally strong median household income of \$128,646, Frederick enjoys an affordability index of 111, meaning the typical household can comfortably afford the median-priced home even amid regional price gains.

Homeownership remains high at 73%, with just 20% of residents renting—and about 7% of those renters are financially ready to buy, indicating healthy upward mobility within the market. Roughly 3,265 new homes are built each year, yet demand continues to outpace supply, with active listings down 69% year-over-year, reinforcing competition among buyers. Frederick's continued popularity stems from its unique blend of historic charm, mountain views, and commuter access to both the DC and Baltimore metros.

Looking Ahead

Over the next five years, Frederick County is forecast to appreciate by approximately 4.5% per year, signaling ongoing, sustainable growth. With rising household incomes, limited inventory, and strong in-migration from surrounding metros, Frederick is poised to remain one of Maryland's most desirable and resilient real estate markets.

Forecasted Appreciation FrederickCounty, MD



Historical Appreciation

Avg. per year in Frederick

5 yr	5.77 %
10 yr	4.49%
63 yr	4.45%

Supply & Demographics

Homes Being Built
Frederick
3,265/yr

Active Listings Area	Total	New (last 5 days)
County: Frederick	146	9

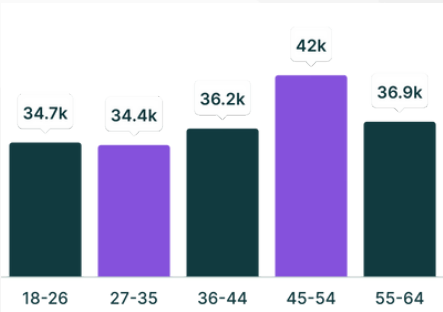
Affordability in Frederick

Median Household Income
\$128,646

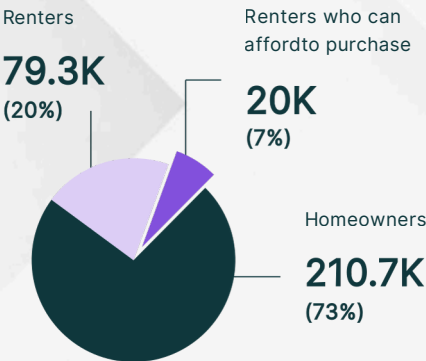
National average: \$80,630



Demographics by Age Based on total Population of 290k



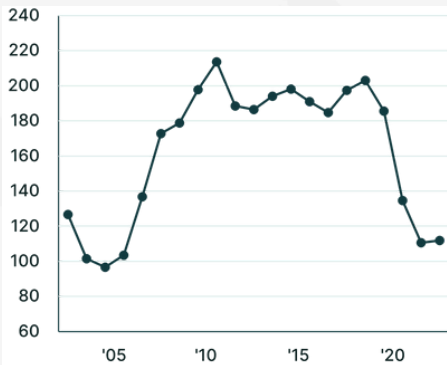
Homeowners & Renters



Affordability Index

At 100, a household earning the median income can afford the median home price, with 20% down.

111



Frederick County, Maryland



Beyond its historic core, Frederick pulses with the energy of modern living. From the boutiques, galleries and eateries of downtown to the craft breweries and vineyards of the surrounding countryside, there's a local angle in every neighborhood. Add in easy access to hiking, state parks and the scenic countryside of Frederick County, and you've got a place that feels like it's both rooted and getting ready for what's next.

Communities to Watch

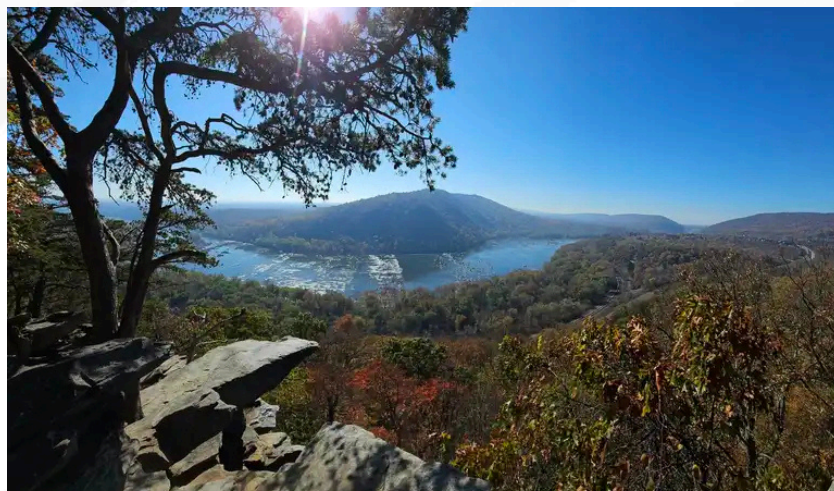
Just south of the town of Frederick, **Urbana** has evolved into a modern, master-planned community where tree-lined streets, village-style neighborhoods, and expansive parks give it an easy suburban rhythm. Families are drawn to its strong schools, new construction options, and walkable access to trails, coffee shops, and weekend farmers markets. For professionals commuting to D.C. or the I-270 corridor, Urbana offers that rare mix of convenience and true community life.

On the eastern side of Frederick County, **New Market** beautifully balances old and new. The historic main street—filled with antiques, bakeries, and local festivals—sits just minutes from the newer development of

County Charm

Nestled in the rolling hills of north-central Maryland, Frederick offers a distinctive blend of deep history and contemporary charm. Its downtown core—comprised of beautifully preserved 18th- and 19th-century buildings—is anchored by the “clustered spires”

of churches that give the city one of its enduring nicknames. Because the town was a crossroads for migration and commerce (and an important stop during the Civil and Revolutionary Wars) it has a layered architectural and cultural legacy that you can feel just by walking its streets.



New Market West, where scenic farmland frames thoughtfully planned neighborhoods. It's a favorite for move-up buyers seeking elbow room, quality homes, and a quieter pace without losing touch with good schools and nearby amenities.

Tucked between rolling farmland and easy commuter routes, **Ijamsville** offers a semi-rural feel with a touch of modern growth. Spacious lots, newer homes, and quiet roads attract buyers who want more land and privacy while staying within reach of Frederick, Baltimore, and Washington, D.C. It's the sweet spot for those craving space and serenity—without giving up accessibility or community connection.



Frederick County, Maryland

Special Things to See

Every September, Frederick County transforms into one big celebration of agriculture, community and entertainment. At **The Great Frederick Fair** you'll find livestock barns, crop exhibits, carnival rides, a monster Ferris wheel, high-octane motorsports and big-name concerts under the stars. This isn't just a backyard county fair—it draws thousands of visitors and offers that authentic “country works-hard/play-hard” vibe of the region. It's one of the county's hallmark events.



Tucked away on a quiet side street in Middletown, **Deb's Artisan Bakehouse** is a whisper-of-a bakery with serious credentials. This women-owned, small-batch pastry shop opens only a few mornings a week and closes when the dough sells out. Think flaky croissants, rotating galettes, savory smoked-cheddar quiches and pies that feel both playful and deeply rooted. Locals treat a trip here like a mini-outing—arrive early, grab a loaf or two, maybe a pastry for the ride home, and feel like you've discovered something authentic. For clients relocating or looking for “best local spots,” this is the kind of place that conveys community.

Once you've visited the three of just six remaining covered bridges in all of Maryland clustered within 12 miles in northern Frederick County, for something a little different, your next stop should be the **American Snallygaster Museum** in Libertytown. The museum celebrates the region's own cryptid legend—the snallygaster—half-bird, half-reptile folklore born of German-American settler tales in the 1700s. With exhibits, artifacts and pop-culture references, it's part folklore, part regional branding and fully unique to Frederick County for the whole family to enjoy.



Carroll County, Maryland

County Trends

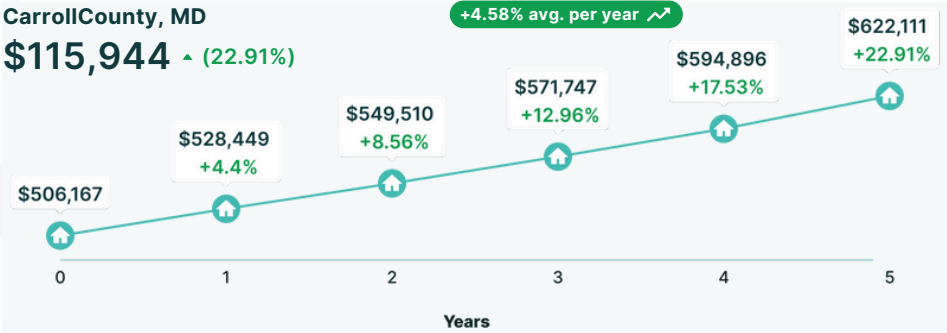
Carroll County continues to attract buyers who value space, community, and steady growth. With a median home price around \$506,000, the area has maintained a 6% annual appreciation pace over the past five years—proof of its long-term strength rather than speculative spikes. Limited new construction—about 400 homes built each year—and record-low listings have kept inventory tight, creating strong competition for quality homes.

Homeownership defines the county's identity. Roughly 83% of residents own their homes, and many have chosen Carroll for its small-town feel, rural beauty, and proximity to job centers in Baltimore and southern Pennsylvania. With only 13% renting—and a portion of those renters now financially ready to buy—the next generation of homeowners is already in the pipeline.

Looking Ahead

Over the next five years, Carroll County is projected to see steady appreciation of about 4.6% annually, supported by strong incomes, sustained demand, and limited supply growth. While low inventory will keep competition brisk, the county's fundamentals point to continued health—stable values, confident buyers.

Forecasted Appreciation



Historical Appreciation



Supply & Demographics

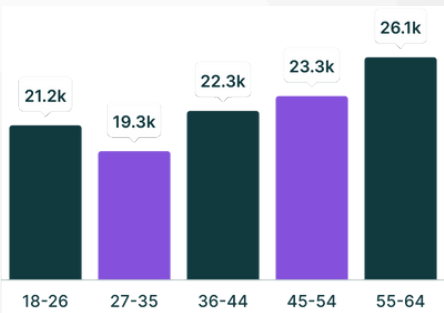
Homes Being Built
Carroll

400/yr

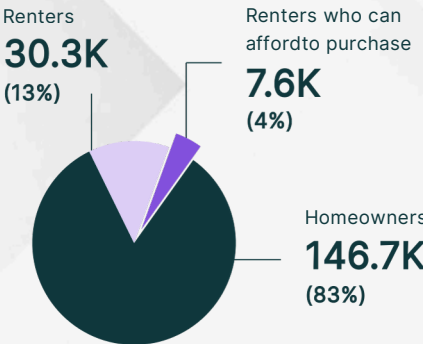
Active Listings Area	Total		New (last 5 days)
County: Carroll	57	-82% M/M -77% Y/Y	4

Demographics by Age

Based on total Population of 177.1k



Homeowners & Renters



Affordability in Carroll

Median Household Income

\$112,693

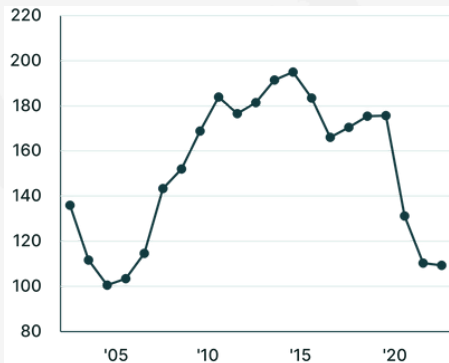
National average: \$80,630



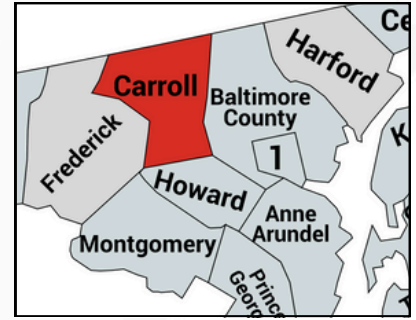
Affordability Index

At 100, a household earning the median income can afford the median home price, with 20% down.

109



Carroll County, Maryland



County Charm

Nestled between Baltimore and Frederick counties, Carroll County offers a distinct blend of pastoral charm and metropolitan accessibility. Founded in 1837 and named after Charles Carroll of Carrollton, a signer of the Declaration of Independence, the

county bears deep historic roots—from German-settled farms in the north to English-influenced tracts in the south. Its towns—such as Westminster, Sykesville, Taneytown, and Mount Airy—still reflect that heritage, with small-town streetscapes, historic mills, and local architecture that bridge centuries.

Beyond its history, Carroll delivers on rootedness: small-town schools, stable neighborhoods, and local festivals shape the rhythm of everyday life. Carroll County is also a haven for outdoor lovers and culture seekers alike. You'll find more than 150 miles of scenic cycling routes, gentle trails amid rolling hills, and agritourism routes including Wineries, Barn-Quilt trails, and Civil-War driving tours. The natural pace is balanced by commuter ease—Baltimore and the DC-suburbs are well within reach—making Carroll an appealing choice for families, professionals seeking space plus access.



Communities to Watch

Just 25 miles west of Baltimore, **Eldersburg** combines small-town ease with suburban convenience. Tree-lined neighborhoods, quality schools, and nearby parks make it a favorite for families and professionals seeking space, community, and easy access to major routes.

Straddling four counties, **Mount Airy** captures

a blend of historic charm and modern living. Its lively downtown, rolling hills, and commuter access via I-70 draw buyers looking for character-rich homes, scenic surroundings, and strong local pride.

Tucked into northern Carroll County, **Taneytown** pairs quiet residential streets with a classic main street atmosphere. With affordable housing, newer developments, and a relaxed pace, it's increasingly popular among those seeking room to grow without straying far from major job corridors.



Carroll County, Maryland

Special Things to See

A beloved local tradition since 1897, the **Carroll County 4-H & FFA Fair** is held each summer at the fairgrounds in Westminster. What began as a small showcase of livestock and farm skills has grown into one of the county's signature community events, featuring everything from tractor pulls and vintage farm-truck races to live music, crafts, and family-friendly entertainment. The fair perfectly captures Carroll's agricultural roots and enduring community pride—a place where generations come together to celebrate both heritage and the ever-evolving rhythm of rural life.



Tucked near Sykesville, nature lovers will enjoy **Piney Run Park**, one of Carroll County's most treasured escapes—550 acres of rolling woodland surrounding a 300-acre lake with more than 15 miles of scenic trails. It's where locals head to kayak at sunrise, fish in quiet coves, or hike shaded loops that wind through the trees. The park's blend of recreation and serenity reflects the county's love of open space and simple pleasures, offering families and nature lovers a peaceful retreat that feels worlds away yet remains right in their own backyard.

Tucked within the historic Antrim 1844 estate, **The Smokehouse Restaurant** offers one of Carroll County's most elegant dining experiences. Set in a restored 19th-century mansion surrounded by lush gardens and rolling countryside, it's a place where fine dining meets historic charm. The menu changes seasonally, highlighting locally sourced ingredients crafted into artful dishes, and the restaurant's award-winning wine cellar—among the largest on the East Coast—adds to the allure. With its 4.9-star reputation, candlelit ambiance, and impeccable service, The Smokehouse is a favorite for anniversaries, celebrations, and anyone seeking an unforgettable taste of Carroll County sophistication.



Baltimore County, Maryland

County Trends

Baltimore County remains a study in accessible value and durable growth. The median home price is \$383,741, and values have risen at an average annual rate of 6.10% over the past five years, 4.13% over the past ten years, and 4.17% over the past sixty-three years, underscoring long-run stability across multiple cycles. New construction is steady at roughly 378 homes per year, yet supply is tight: 252 active listings reflect an 83% month-over-month and 79% year-over-year decline, conditions that continue to support pricing. Affordability is a relative strength: the Affordability Index is 119, with a median household income of \$93,004 versus a

national \$80,630.

Earlier this year, a high-profile appraisal-bias case involving a Baltimore family drew national attention. A federal judge dismissed the remaining claims against the appraiser and firm for lack of evidence of bias. Meanwhile, Maryland passed an appraisal-reform law in May 2025, and the FHFA introduced new appraisal-process guidelines in October 2025. Together, these steps have restore confidence and modernize oversight, signaling a healthier and more transparent outlook for the region's housing market.

Looking Ahead

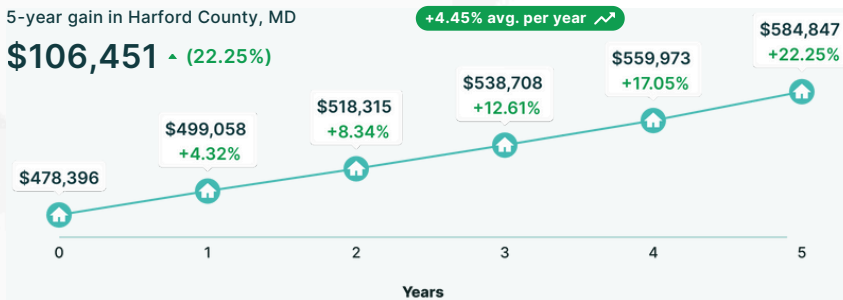
Forecasts call for average annual appreciation of 4.47% over the next five years, a cumulative gain of about \$85,692 or 22.33% total growth.

With tight inventory, solid affordability relative to nearby markets, and policy attention on appraisal quality and access, Baltimore County's outlook appears fundamentally healthy for both first-time buyers and long-term owners.

Forecasted Appreciation

5-year gain in Harford County, MD

\$106,451 ▲ (22.25%)



Historical Appreciation

Avg. per year in Harford

5 yr	6.13 %
10 yr	4.25 %
63 yr	4.26 %

Supply & Demographics

Homes Being Built
Harford

1,252/yr

Active Listings
Area

County: Harford

Total

93

-83% M/M
-79% Y/Y

New (last 5 days)

8

Affordability in Harford

Median Household Income

\$108,683

National average: \$80,630



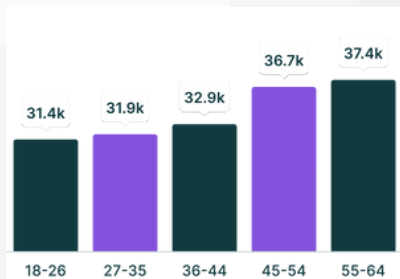
Affordability Index

At 100, a household earning the median income can afford the median home price, with 20% down.

120

Demographics by Age

Based on total Population of 266.5k



Homeowners & Renters

Renters

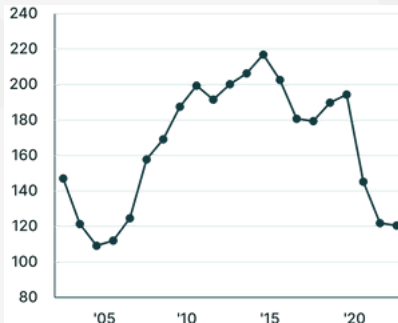
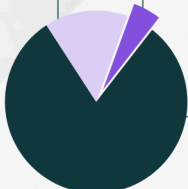
52.5K
(15%)

Renters who can afford to purchase

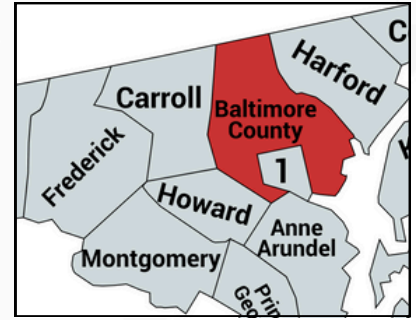
13.2K
(5%)

Homeowners

214K
(80%)



Baltimore County, Maryland



seamless blend of horse country and harborside living gives the county its unique dual identity—refined yet grounded, with space to breathe and nature always nearby.

What draws people to Baltimore County is its rare balance of accessibility and authenticity. With excellent schools, a strong community spirit, and quick access to Baltimore, it offers suburban calm without isolation. Weekends might mean hiking Gunpowder Falls, antiquing in historic towns, or dining at a country inn in Monkton—a mix of urban convenience and rural charm that defines the county's enduring appeal.

Communities to Watch

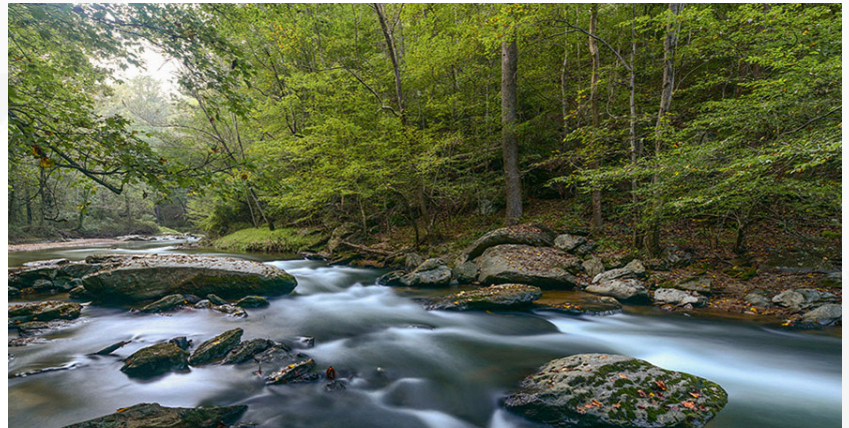
Towson offers the pulse of city living within the ease of the suburbs. Centered around Towson Town Center and Towson Row, it's alive with restaurants, cafés, and boutique shopping, yet lined with leafy streets and classic brick homes. The presence of Towson University adds youthful energy, while quick access to I-695 and downtown Baltimore makes it perfect for professionals seeking a connected, walkable lifestyle without the chaos of the city.

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County Charm

Baltimore County is where Maryland's countryside elegance meets metropolitan convenience. Just beyond the Baltimore City line, the county opens into a landscape of winding roads, historic stone farmhouses, and expansive equestrian estates known

collectively as the Hereford Zone—a region fiercely protective of its rural charm. To the east, miles of Chesapeake Bay shoreline and tributaries like the Gunpowder River create a contrasting waterfront lifestyle, offering boating, fishing, and scenic escapes within minutes of suburban neighborhoods. This



Families gravitate to **Perry Hall** and **White Marsh** for their excellent schools, newer homes, and strong neighborhood ties. Parks, youth sports, and community events fill the calendar, while The Avenue at White Marsh offers shops and entertainment. With convenient routes to Baltimore and the coast, these neighborhoods provide space, safety, and an easy suburban rhythm ideal for raising a family.

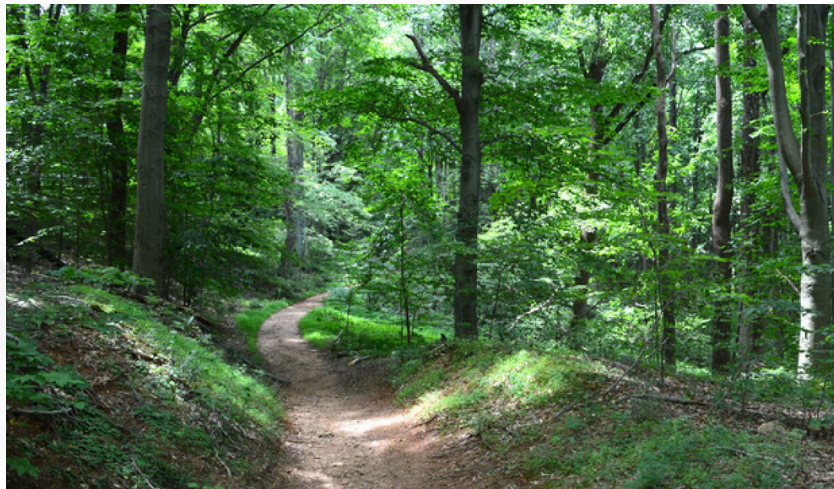
The Hereford Zone—home to **Monkton, Sparks, and Parkton**—offers the serenity of open fields and horse farms a short drive from city life. Its scenic backroads, preserved farmland, and nearby NCR Trail create an atmosphere of peace and privacy. A gentle pace, community traditions, and fine dining meets rustic warmth amid rolling countryside.



Baltimore County, Maryland

Special Things to See

Each late summer, Baltimore County shines at the **Maryland State Fair in Timonium**, a tradition that blends agricultural heritage with family fun. The fairgrounds come alive with live music, horse racing, farm exhibitions, local crafts, carnival rides, and classic Maryland fare—especially the fresh crab cakes and lemonade stands that keep long-time attendees coming back. It's a joyful snapshot of county life where rural roots and suburban families meet in celebration of all things Maryland.



Nestled just outside Towson, **Cromwell Valley Park** offers 460 acres of rolling meadows, wooded trails, and historic farm structures along the stream valley of Minebank Run. It's a favorite for hikers, bird-watchers, and families looking for a close-to-home nature escape. Seasonal programs on gardening, wildlife, and sustainability give it a community-learning feel, while the scenery makes it an unexpected slice of wilderness only minutes from suburban life. It's the perfect place to slow down, breathe deeply, and rediscover the quiet beauty of Baltimore County's natural side.

For an authentic taste of Baltimore County's culinary pride, **Pappas Restaurant & Sports Bar in Cockeysville** is legendary for its award-winning crab cakes—eight ounces of pure jumbo lump crab with barely any filler, seasoned to perfection. Family-owned since 1972, Pappas combines old-school Maryland hospitality with a lively neighborhood atmosphere. It's the kind of place where locals celebrate milestones, travelers make detours, and every bite reminds you why Maryland's reputation for crab cakes is richly deserved. One visit tends to turn into a tradition—proof that great food and warm service never go out of style.



Harford County, Maryland

County Trends

Harford County remains one of Maryland's most balanced and desirable markets, offering strong value and accessibility for both first-time and move-up buyers. The median home price of \$478,396 continues to reflect healthy appreciation—averaging 6.1% per year over the past five years—driven by solid job growth and lifestyle appeal Harford.

The median household income of \$108,683, well above the national average, and an impressive affordability index of 120 underscore how well-positioned Harford residents are compared with many surrounding counties

Harford's housing profile shows 80% homeownership and a manageable 15% renter population, with about 5% of renters financially ready to purchase—a promising indicator for continued buyer activity. Active listings are down roughly 83% month-to-month and 79% year-over-year, confirming limited supply even as steady migration from Baltimore and southern Pennsylvania fuels demand. With its blend of suburban comfort, strong schools, and easy access to I-95 employment corridors, Harford remains a destination for buyers.

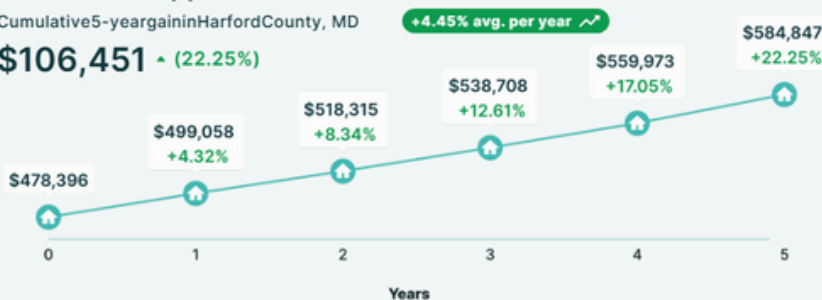
Looking Ahead

Over the next five years, Harford County is projected to appreciate at a 4.45% annual rate, aligning with the region's broader pattern of steady, sustainable growth. With high income-to-home-price alignment and measured new construction, the county is positioned for continued market health—appealing to those seeking reliable appreciation, affordability, and community-rooted value

Forecasted Appreciation

Cumulative 5-year gain in Harford County, MD

\$106,451 ▲ (22.25%)



Historical Appreciation

Avg. per year in Harford

5 yr	6.13 %
10 yr	4.25%
63 yr	4.26%

Supply & Demographics

Homes Being Built
Harford

1,252/yr

Active Listings
Area

County: Harford

Total

93

New (last 5 days)

8

-83% M/M
-79% Y/Y

Affordability in Harford

Median Household Income

\$108,683

National average: \$80,630



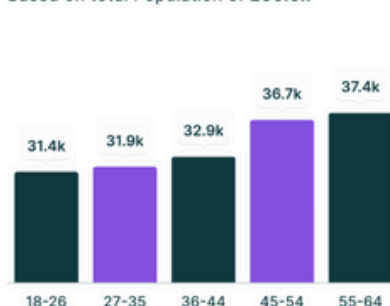
Affordability Index

At 100, a household earning the median income can afford the median home price, with 20% down.

120

Demographics by Age

Based on total Population of 266.5k



Homeowners & Renters

Renters

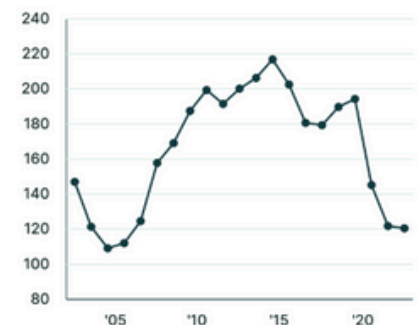
52.5K
(15%)

Renters who can afford to purchase

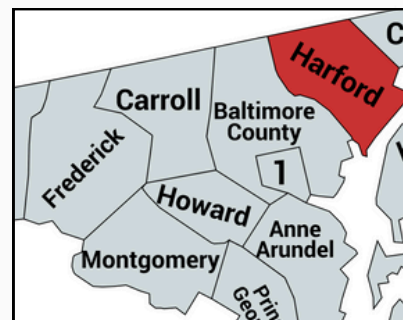
13.2K
(5%)

Homeowners

214K
(80%)



Harford County, Maryland



schools, access to both Baltimore and Wilmington, and the slower, friendlier pace that still thrives in its smaller communities like Bel Air and Forest Hill, where local markets, parks, and hometown festivals create a true sense of belonging and continuity.

Harford offers an authentic blend of old and new—where nineteenth-century brick storefronts house farm-to-table restaurants, and newly built neighborhoods rise among horse farms and open countryside.

Communities to Watch

Just northwest of Bel Air, **Fallston** offers a rare blend of rural serenity and surprisingly swift access to urban amenities. Rolling farmland and mature tree-lined lots give it a countryside feel, yet you'll still find top-rated schools, friendly village centers, and easy commuting to Baltimore or I-95. It's a choice area for families who want space, safety, and quality without sacrificing convenience.

Just north of Bel Air, **Forest Hill** offers a mix of mature suburban neighborhoods and

County Charm

Harford County is where small-town charm meets Chesapeake beauty in the peaceful, spacious communities. Located at the head of the bay, it's best known for its scenic waterfronts, rolling hills, and historic main streets that retain a welcoming, timeless character of

Maryland's coastal heritage

The county's crown jewel, Havre de Grace, sits where the Susquehanna River meets the Chesapeake Bay and has long been celebrated for its maritime heritage, decoy-making traditions, and elegant harbor views. Families are drawn here for its strong



rural expanses, giving residents the space and tranquility of countryside living with surprisingly good access to major routes. With its roots tied to the old Maryland & Pennsylvania Railroad and historic churches, the area exudes character without the premium price tag.

Farther north in Harford, **Jarrettsville** brings semi-rural appeal with more land, quiet surroundings, and a slower pace—while still being connected to major employment corridors. Buyers who prioritize privacy, forested lots, and a home-focused lifestyle often head here.



Harford County, Maryland

Special Things to See

Harford County offers an inviting mix of cultural heritage, outdoor beauty, and hidden treasures that make residents feel like insiders. Each spring, the **Havre de Grace Decoy & Wildlife Art Festival** transforms into a vibrant crossroads where art and nature meet, inviting adventurers, art lovers, and nature enthusiasts to engage with handcrafted wildlife decoys and stunning artwork that honor the region's rich Chesapeake Bay heritage.



For those who love natural escapes, one of Harford's most breathtaking but lesser-known destinations is **Kilgore Falls**, Maryland's second-highest vertical waterfall, tucked away in the Falling Branch area of Rocks State Park, which flows through an untouched, old-growth forest that once served as a sacred Native American gathering site—one of the few remaining places in Maryland where the landscape feels truly ancient and wild. The short hike to the falls winds through dense woodland and opens into a cool, serene grotto—a perfect weekend retreat just minutes from town.

To experience Harford like a local, spend an afternoon exploring **Susquehanna State Park**, where the trails follow the river's edge and the historic Rock Run Grist Mill whispers of the county's early industrial life. Nearby, **Havre de Grace's waterfront cafés and the promenade** offer romantic dining with views of sailboats drifting into the bay at sunset. Whether wandering through antique shops in Bel Air or savoring crab cakes by the water, Harford County embodies the quiet elegance and genuine warmth that have made Northern Maryland one of the region's most sought-after places to call home.



Baltimore City, Maryland

County Trends

Baltimore City's housing market reflects both its historic resilience and its ongoing revitalization. The median home price is \$383,741, a figure that balances the city's wide range of housing—from Federal Hill rowhomes and waterfront condos to restored brownstones and newer infill developments. Over the past five years, home values have appreciated an average of 6.10% annually, compared with 4.13% over ten years and 4.17% across sixty-three years, indicating stable, long-term growth. Approximately 378 new homes are built each year, while the city currently has 300 active listings, representing an 81% month-over-month and 75% year-

over-year decline in available inventory. This sharp contraction in supply is driving demand and maintaining steady pricing momentum despite broader market fluctuations.

Of the city's 854,600 residents, about 68% are homeowners and 24% are renters. This combination of strong affordability, historic housing stock, and limited inventory continues to make Baltimore an appealing choice for both first-time buyers and investors looking for enduring value.

Looking Ahead

Baltimore City is forecasted to appreciate by an average of 4.47% per year over the next five years, representing a cumulative gain of approximately \$85,692, or 22.33% total growth.

With deep cultural roots, ongoing redevelopment, and a steady economic base anchored by major employers and universities, the city's housing market is poised for sustainable, incremental growth.

Forecasted Appreciation

5-year gain in Baltimore County, MD

\$85,692 ▲ (22.33%)

+4.47% avg. per year ↗

Historical Appreciation

Avg. per year in Baltimore

5 yr	6.1%
10 yr	4.13%
63 yr	4.17%

Supply & Demographics

Homes Being Built

Baltimore

378/yr

Active Listings Area

County: Baltimore

Total

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-81% M/M
-75% Y/Y

New (last 5 days)

34

Affordability in Baltimore

Median Household Income

\$93,004

National average: \$80,630



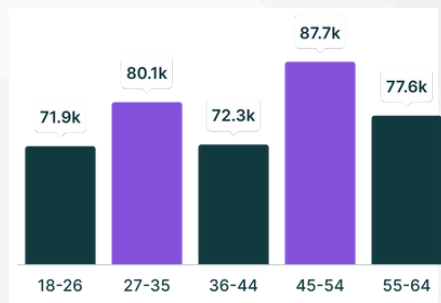
Affordability Index

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119

Demographics by Age

Based on total Population of 854.6k



Homeowners & Renters

Renters

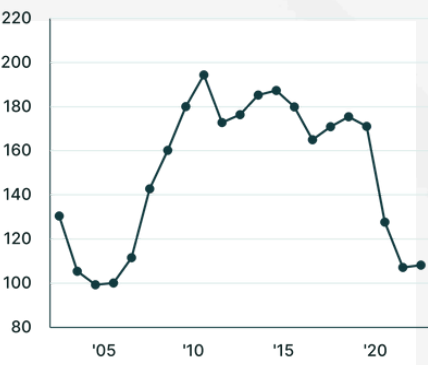
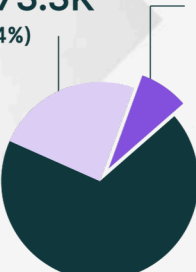
273.3K
(24%)

Renters who can afford to purchase

68.9K
(8%)

Homeowners

581.3K
(68%)



Baltimore City, Maryland



Major institutions like **Johns Hopkins University and Hospital** anchor the city's economy, drawing researchers, medical professionals, and innovators from around the world.

Yet Baltimore remains deeply personal and human-scaled—filled with neighborhood festivals, historic rowhouses, and chef-driven restaurants that reflect the city's proud, creative spirit. It's that blend of global excellence and local soul that gives Baltimore its distinct identity and lasting appeal.

Communities to Watch

This **north-central neighborhood** is known for its colorful "painted lady" rowhomes, tree-lined streets, and proximity to Johns Hopkins University's Homewood campus. With the Baltimore Museum of Art and Wyman Park nearby, it offers a lively blend of student energy, classic architecture, and walkable access to cafés, bookstores, and local markets.

Once a working-class mill town, **Hampden**

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City Charm

Baltimore City, not to be mistaken for the county of Baltimore, offers a rare mix of maritime legacy and neighborhood richness. Around its revitalized Inner Harbor you'll find historic waterfronts like **Fells Point**, the indie-vibe Hampden, and the artsy **Station North District**—all in

one walkable urban core. The city stands out for pairing world-class culture with accessibility and authenticity. Residents enjoy free admission to both the **Walters Art Museum** and the **Baltimore Museum of Art**, while **Lexington Market**—one of America's oldest continuously operating public markets—is a daily crossroads of local food and tradition.



has transformed into one of Baltimore's most creative and eclectic enclaves. Lined with independent boutiques, craft breweries, and eateries along "The Avenue," it combines small-town charm with urban edge—and its annual "Miracle on 34th Street" lights embody the neighborhood's quirky, close-knit spirit.

Stretching along the city's southeast waterfront, **Canton** offers marina views, vibrant nightlife, and easy access to recreation along Canton Waterfront Park. Its mix of restored rowhouses, modern townhomes, and harbor-side condos attracts professionals and families alike seeking a social, walkable lifestyle with a neighborhood feel and a stunning view of the water.



Baltimore City, Maryland

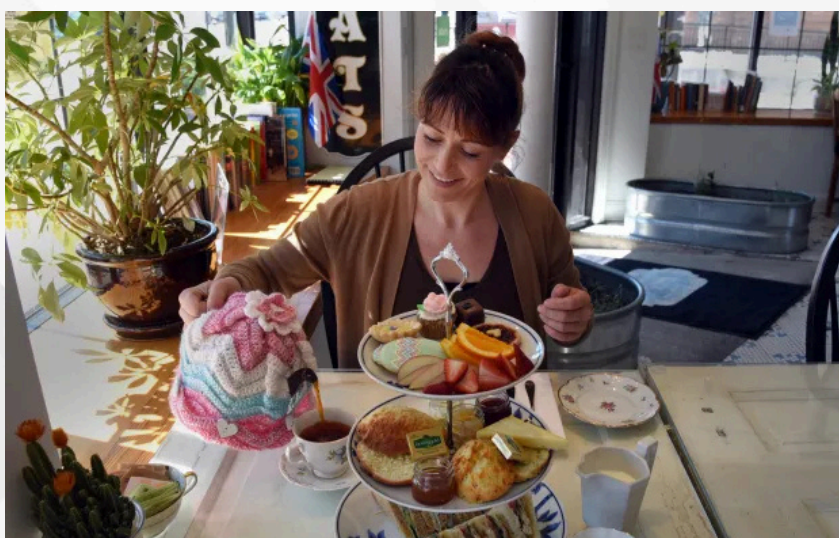
Special Things to See

Baltimore has no shortage of community events that celebrate its art scene and deep neighborhood pride. One of the most endearing is **HonFest**, which began as a small contest during the Hampden Summer Fair and grew into a beloved city tradition. The festival celebrates the quirky, unmistakable "Baltimorese" spirit—with beehive hairdos, leopard prints, live music, and plenty of local humor. It's a joyful expression of Baltimore's working-class roots, creative energy, and unfiltered charm all coming together in one unforgettable weekend.



For an unexpected glimpse into Baltimore's creative heart, explore the **Station North Arts & Entertainment District**, just north of downtown. This evolving neighborhood is a canvas of bold murals, independent galleries, and pop-up performance spaces tucked into former warehouses. On any given night, you might stumble upon a backyard concert, open studio, or outdoor film screening that feels entirely homegrown. It's a place where art is not curated but lived—raw, spontaneous, and accessible—capturing the authentic spirit that makes Baltimore's creative scene so distinctive.

Tucked into the Hamilton-Lauraville corridor, **Emma's Tea Spot** offers an unexpected pocket of warmth and tradition in the heart of Baltimore City. Styled after a cozy British tearoom, it serves loose-leaf teas, fresh-baked scones, and homemade savories in a charming, vintage-inspired setting. Whether you're meeting a friend or seeking a quiet escape from the city's buzz, it's the kind of place that slows time—where every cup feels like a small celebration of comfort and connection. They boast a wonderful selection of gifts and teas to take with you.



Howard County, Maryland

County Trends

Howard County remains one of Maryland's most affluent and resilient real estate markets, defined by high household incomes, exceptional schools, and steady long-term growth. The median home price of \$749,722 reflects the county's premium positioning within the Baltimore–Washington corridor, while its five-year appreciation rate of 6.26% underscores both strong demand and enduring value. With a median household income of \$142,043—nearly double the national average—and an affordability index of 103, most local families remain in range to purchase at current prices. Inventory remains tight, with listings down 83% month-over-month and 74% year-over-year, sustaining upward pressure on prices.

Demographically, Howard County shows remarkable homeowner stability, with 75% of residents owning their homes and only 19% renting, while 6% of renters are positioned to buy under current lending conditions.

This balance reflects a mature, well-established community where high-income professionals seek quality of life, strong schools, and easy commuting access to both Baltimore and Washington, D.C.

Looking Ahead

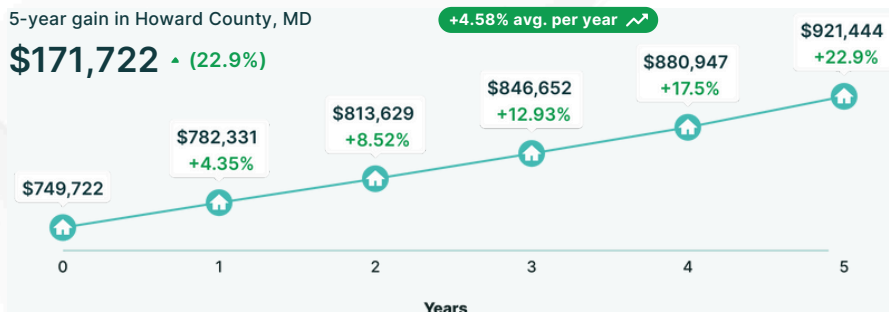
Forecast project average annual appreciation of 4.58% for Howard County over the next five years, driven by limited supply, consistent population inflow, and stable employment growth. With limited new construction and a strong preference for established neighborhoods, appreciation will continue.

Expect increasing interest in renovation, sustainability, and smart-home updates as homeowners reinvest in place. For buyers, the challenge will remain competition.

Forecasted Appreciation

5-year gain in Howard County, MD

\$171,722 • (22.9%)



Historical Appreciation

Avg. per year in Howard

5 yr	6.26%
10 yr	4.26%
63 yr	4.49%

Supply & Demographics

Homes Being Built

Howard

850/yr

Active Listings Area

County: Howard

Total

86

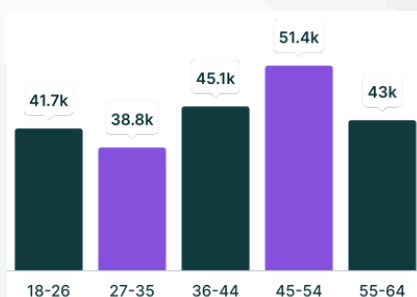
-83% M/M
-74% Y/Y

New (last 5 days)

6

Demographics by Age

Based on total Population of 338.8k



Homeowners & Renters

Renters

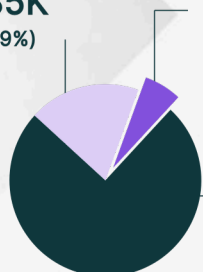
85K
(19%)

Renters who can afford to purchase

21.4K
(6%)

Homeowners

253.8K
(75%)



Affordability in Howard

Median Household Income

\$142,043

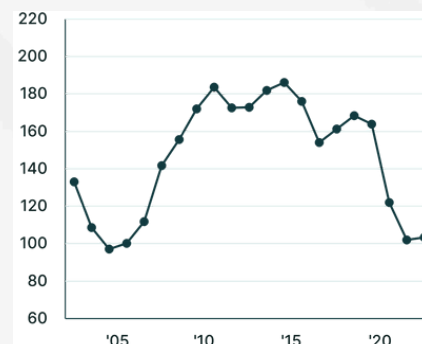
National average: \$80,630



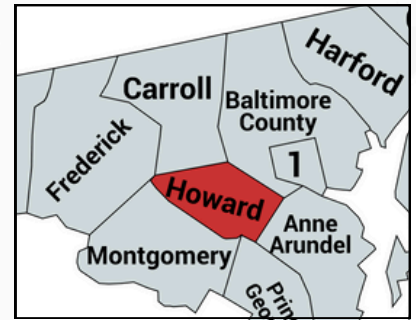
Affordability Index

At 100, a household earning the median income can afford the median home price, with 20% down.

103



Howard County, Maryland



demographics reflect one of the state's more diverse populations.

Quality of life extends outdoors and into a robust job base. Residents hike and bike the 16,000+ acres of Patapsco Valley State Park, while nearby Johns Hopkins Applied Physics Laboratory (APL) in Laurel anchors thousands of high-skilled jobs along I-95/US-29—one reason professionals choose Howard for commute options and career growth. Historic Ellicott City adds Main-Street charm and resilience, with an 18th-century mill-town core reinventing itself after major floods.

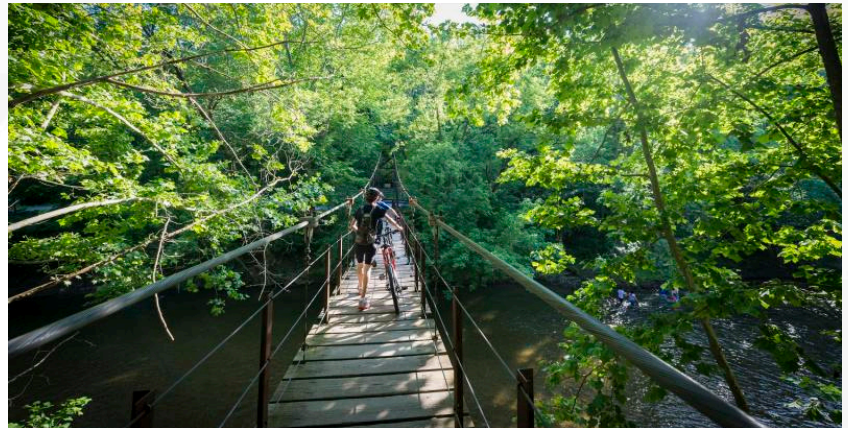
Communities to Watch

A pioneering planned community of 10 villages founded by James Rouse, **Columbia** is purpose-built around livability—schools, parks, lakes, paths, and village centers—plus marquee culture at Merriweather Post Pavilion. It's repeatedly cited among top U.S. places to live/raise a family for that design-meets-amenities mix.

One of the county's fastest-growing areas in the southern part of the county, In the

County Charm

Nestled in Maryland's thriving corridor between Baltimore and Washington, Howard County offers a rare blend of community-centred design and natural amenity. With sweeping parklands, interwoven trail systems, and an ethos of planning that values walkability and open space, the county appeals to those seeking nature, connection, and convenience.



southern part of the county, **Maple Lawn** has redefined suburban living with its walkable design, stylish architecture, and live-work-play lifestyle. Anchored by restaurants, cafés, boutiques, and green spaces, it's a community that feels urban but sits minutes from open farmland and major commuting routes. Professionals from nearby employment hubs gravitate here for the convenience, schools, and sense of neighborhood energy.

Centered on the restored 19th-century Savage Mill, **Savage** pairs riverside trails and history with a destination complex of studios, shops, and eateries—an authentic, arts-forward hub that keeps drawing new residents for character and access along the US-1 corridor.



Howard County, Maryland

Special Things to See

Each spring at the Howard County Fairgrounds in West Friendship, cozy up at the **Maryland Sheep and Wool Festival**, which brings together artisans, shepherds, and fiber-craft enthusiasts from across the country for a vibrant weekend of wool-spinning, sheep-breed shows, and barnyard fun. With more than 70 breeds represented and a legacy dating back to the early 1970s, it's one of the largest and oldest festivals of its kind in the U.S. Offering something for everyone—from live music and hands-on workshops to artisan yarn markets, local food, and plenty of family-friendly charm.



Tucked along a quiet, tree-lined stretch of Howard County, the **Woodstock Snowball Stand** has been serving up icy treats and nostalgia for generations. Beloved for its more than 100 flavor options and old-fashioned charm, this seasonal roadside spot is as much a gathering place as a dessert stand. On warm summer evenings, locals spill onto the lawn with friends and family after kayaking, biking, or a neighborhood stroll. It's a simple pleasure that captures the county's easygoing character—a sweet reminder that community sometimes tastes best in a paper cup, topped with syrup and sunshine.

Expect a royal experience at the **Royal Taj**, where fine Indian dining meets impeccable hospitality. Consistently rated around 4.8 stars, this Columbia landmark is known for its rich, aromatic curries, perfectly spiced tandoori lamb, and saffron-infused biryanis that linger on the palate. The menu offers a balance of comfort and elegance—creamy butter chicken, crisp vegetable pakoras, and tender naan brushed with ghee—each dish crafted with precision. The ambience is equally elevated: soft lighting, ornate details, and attentive service that make every guest feel like family. Whether for a date night or a special celebration, Royal Taj delivers an experience that's flavorful, refined, and unmistakably memorable.



Montgomery County, Maryland

County Trends

As one of Maryland's largest and most economically diverse counties, Montgomery remains a powerful driver of the region's housing market. With a median home price of \$777,224, it continues to command strong values supported by high household incomes and limited inventory.

The median household income of \$127,256, nearly 60% above the national average, reflects a stable base of well-qualified buyers and a strong professional workforce. Over the past five years, Montgomery homes have appreciated by an average of 5.07% annually, a pace that underscores both its desirability and resilience.

Housing supply remains historically constrained. Only about 1,062 new homes are built each year, and active listings have dropped 83% month-over-month and 74% year-over-year, keeping competition intense across nearly all price points. With 68% homeownership and a sizable 24% renter population, the county reflects a diverse housing ecosystem—though just 8% of renters currently qualify to buy, signaling affordability pressures even for high earners, shifting buyer preferences toward smaller homes and outer-suburb opportunities.

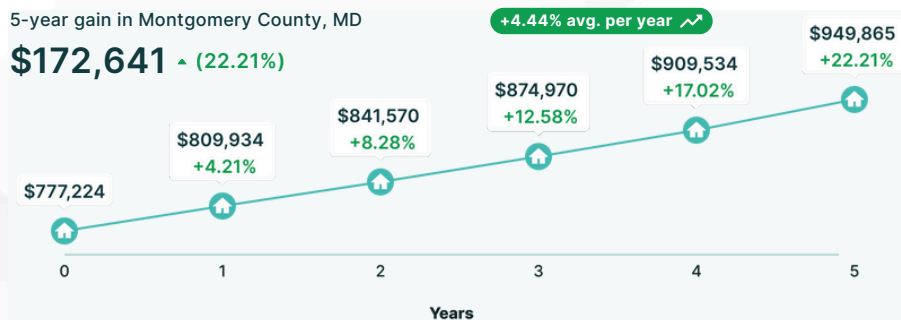
Looking Ahead

Montgomery County is forecast to see average annual appreciation of 4.44% over the next five years, or roughly a 22% cumulative gain, driven by sustained job growth, limited buildable land, and enduring demand from the Washington, D.C. metro workforce. As employers expand hybrid and remote flexibility, interest is expected to remain high—keeping the market competitive and values steadily rising.

Forecasted Appreciation

5-year gain in Montgomery County, MD

\$172,641 ▲ (22.21%)



Historical Appreciation

Avg. per year in Montgomery

5 yr	5.07 %
10 yr	3.99 %
63 yr	4.06 %

Supply & Demographics

Homes Being Built

Montgomery

1,062

Active Listings Area

	Total	New (last 5 days)
County: Montgomery	331	35

-83% M/M
-74% Y/Y

Affordability in Montgomery

Median Household Income

\$127,256

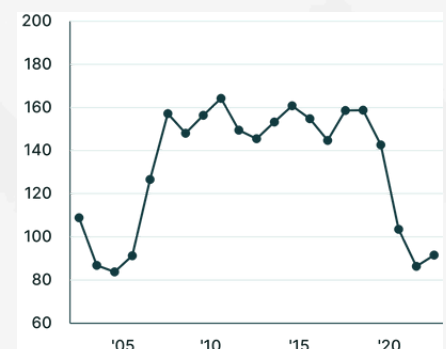
National average: \$80,630



Affordability Index

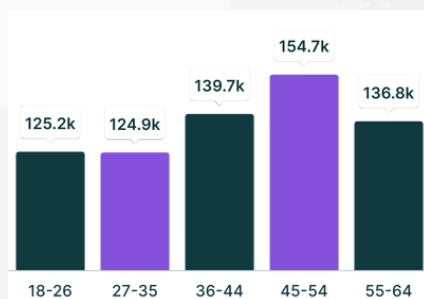
At 100, a household earning the median income can afford the median home price, with 20% down.

91



Demographics by Age

Based on total Population of 1.063m



Homeowners & Renters

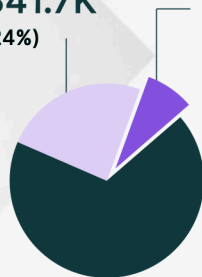
Renters

341.7K
(24%)

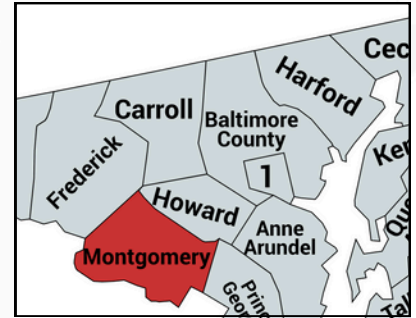
Renters who can afford to purchase

86.1K
(8%)

Homeowners
721.4K
(68%)



Montgomery County, Maryland



particularly compelling for relocation is its mix of accessibility and lifestyle. With major interstates, Metro access, and multiple business hubs, residents enjoy career opportunity; meanwhile, its green spaces, historic towns, and strong school systems deliver quality of life. Whether you're seeking luxury urban condos, single-family homes in leafy suburbs, or acreage in horse-country, Montgomery produces a rare balance—positioning it as both an elite address and a practical base for families and professionals alike.

Communities to Watch

Bright, refined, and effortlessly connected, **Bethesda** offers an urban-suburban blend that's ideal for professionals who value both culture and convenience. Served by the Red Line of the Washington Metro, residents can reach downtown D.C. in about 20 minutes—one reason Bethesda's workforce includes thousands of daily commuters. With its thriving arts scene, top-rated schools, and walkable downtown full of dining and boutiques, Bethesda delivers city access with the ease of suburban living.

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County Charm

Nestled in the heart of Maryland and abutting Washington, D.C., Montgomery County, Maryland blends metropolitan sophistication with suburban and rural variety. From the bustling downtowns of Bethesda and Rockville—with high-end shopping, global cuisine,

and major corporate and research campuses—to the quieter enclaves of Poolesville and Darnestown, the county offers a full range of living experiences. It is deeply diversified in both economy and culture, and boasts one of the highest concentrations of postgraduate-degree holders in the country.

What makes Montgomery County



A little further from D.C., **Olney** gives you suburban calm with community character. Tree-lined neighborhoods, public-school acclaim, and an easy blend of family-friendly life and access to metropolitan employment make Olney a sweet spot for buyers seeking balance.

Surrounded by rolling farmland and framed by the Potomac River, **Poolesville** captures the County's countryside charm. Its historic downtown, scenic byways, and easy access to the C&O Canal towpath make it a favorite for those who love the outdoors and a slower pace of life. With highly rated schools and a close-knit community spirit, Poolesville offers space, serenity, and substance.



Montgomery County, Maryland

Special Things to See

Every September, downtown Silver Spring comes alive with the **Silver Spring Jazz Festival**, a free outdoor celebration of music, community and culture. The festival features vibrant performances by local and nationally-known jazz artists, a high-school band battle, and food vendors, set against the urban-yet-accessible backdrop of the county's lively core. The result: a feel-good evening where city convenience meets the open-air freedom of great live music, and residents from across the county gather to celebrate rhythm and local flavor.



Savor the serenity at **Glenstone**, a world-class art destination where modern architecture, contemporary masterpieces, and nature blend in perfect harmony. Set across nearly 300 acres of rolling meadows, woodlands, and reflecting pools, the museum invites visitors to slow down, wander its outdoor sculptures, and experience art as part of the landscape itself. Inside, minimalist galleries showcase thought-provoking works by modern icons, while the seamless design fosters contemplation and calm. Glenstone offers free admission with advance reservations required, welcoming guests age 12 and older for a day of quiet inspiration and visual wonder.

Tucked away in Gaithersburg's quieter corners, **Gardenia's Café** is a tiny, family-run treasure with an outsized following and a 4.9-star Google rating. Everything here is scratch-made with care—think house-baked sourdough, golden yucca fries, and falafel on warm rolls, all prepared with clean, thoughtful ingredients like avocado oil and real vanilla. The sunlight spills across cheerful tables, and the owners greet guests like old friends, creating a sense of comfort that lingers long after the last bite. It's the kind of spot that becomes your place—perfect for a slow weekend brunch, a cozy date, or a quiet moment of joy over coffee and something fresh from the oven.



Anne Arundel County, Maryland

County Trends

Anchored by the Chesapeake Bay and defined by a mix of maritime heritage and suburban sophistication, Anne Arundel County offers a lifestyle that blends coastal charm with strong economic opportunity. Home to Maryland's state capital, Annapolis, the county attracts a diverse population of professionals, retirees, and military families drawn by proximity to both Washington, D.C. and Baltimore. With a median home price of \$572,919, Anne Arundel continues to hold steady as one of the state's most desirable housing markets.

The county's median household income of \$121,301—well above the national average—

reflects a strong and stable employment base in defense, healthcare, technology, and maritime industries. Over the past five years, Anne Arundel homes have appreciated an average of 5.84% annually, underscoring the area's enduring demand. Inventory remains limited—active listings are down 80% month-over-month and 72% year-over-year—builders are still adding roughly 1,855 new homes annually, helping to ease, but not solve, the supply crunch. The typical households remain better positioned to purchase, supported by relatively moderate property taxes.

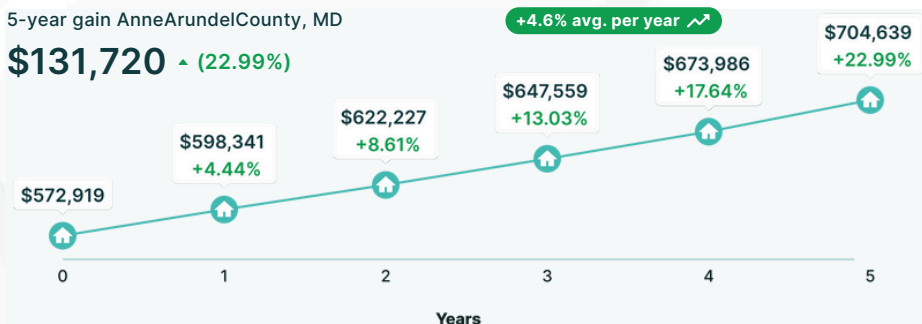
Looking Ahead

Forecast models project a 22.99% cumulative gain over the next five years, or about 4.6% annual appreciation, fueled by continued regional migration, steady incomes, and limited coastal development capacity. As hybrid work trends persist, Anne Arundel's mix of waterfront living, vibrant small towns, and commuter access to two major metro areas positions it for ongoing strength. Expect continued competition for well-located homes.

Forecasted Appreciation

5-year gain AnneArundelCounty, MD

\$131,720 ▲ (22.99%)



Historical Appreciation

Avg. per year in Anne Arundel

5 yr	5.84%
10 yr	4.33%
63 yr	4.51%

Supply & Demographics

Homes Being Built

Anne Arundel

1,855

Active Listings

Area

	Total	New (last 5 days)
County: Anne Arundel	240	22
	-80% M/M -72% Y/Y	

Affordability in Anne Arundel

Median Household Income

\$121,301

National average: \$80,630



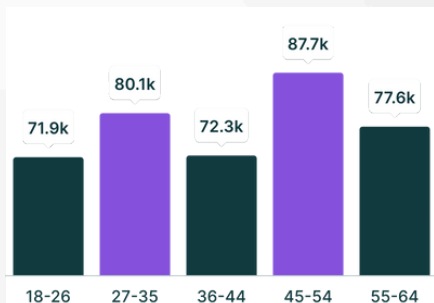
Affordability Index

At 100, a household earning the median income can afford the median home price, with 20% down.

108

Demographics by Age

Based on total Population of 599.2k



Homeowners & Renters

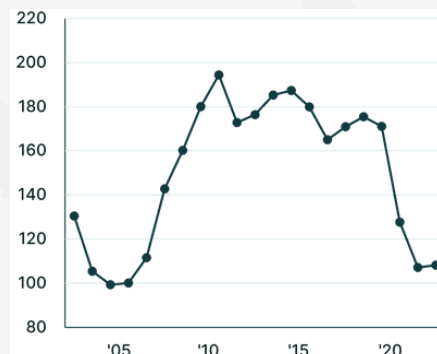
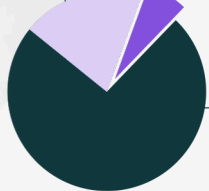
Renters

158.3K
(20%)

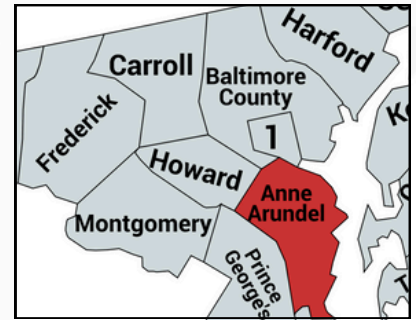
Renters who can afford to purchase

39.9K
(7%)

Homeowners
440.9K
(74%)



Anne Arundel County, Maryland



City Charm

Anne Arundel County is a blend of maritime heritage, lush landscapes, and suburban sophistication. Known in part as the “Land of Pleasant Living,” it boasts over 500 miles of shoreline, where residents enjoy boating, crabbing, kayaking and quiet sunset views across the

Chesapeake Bay and its tributaries. At the same time, the county remains deeply connected to the Baltimore–Washington corridor—with the state capital in Annapolis, major employment centers, and a transportation network that makes commuting or coastal living truly possible.

Life here offers a unique balance:

wooded neighborhoods and quiet waterside retreats give way to well-appointed homes, strong schools, and community amenities that serve families, professionals, and active lifestyle seekers alike. From waterfront trails and parks to historic downtowns and modern civic facilities, Anne Arundel presents a lifestyle that feels both rooted and ready for tomorrow—where maritime heritage, outdoor recreation, and economic opportunity flow together as naturally as the tides.

Communities to Watch

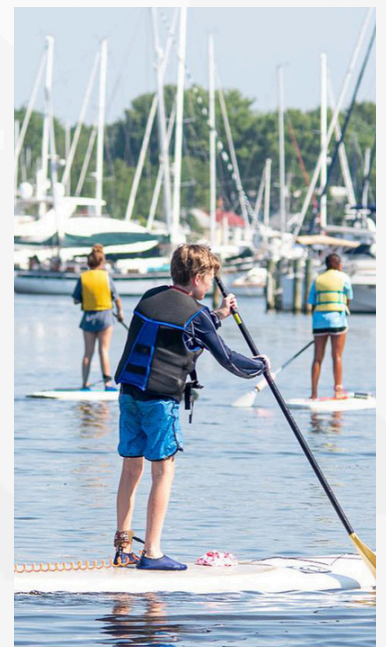
A relaxed waterfront enclave where boating, crabbing, and kayaking define daily life. **Pasadena** blends classic Chesapeake living with suburban convenience, offering marinas, family-friendly neighborhoods, and excellent access to major commuter routes. It's ideal for those who love the outdoors but value comfort and community.

A thoughtfully planned community centered around tree-lined streets, golf courses, and an active town center. Crofton's charm lies in its close-knit neighborhoods, top-ranked



schools, and a growing sense of modern vibrancy. It attracts families and professionals who value both structure and connection in their everyday life.

A picturesque, wooded community just north of Annapolis, **Arnold** combines scenic tranquility with sophistication. Locals enjoy waterfront trails, family-oriented parks, and easy access to the Chesapeake Bay Bridge. With a mix of established neighborhoods and new growth, it's perfect for those seeking natural beauty without isolation.



Anne Arundel County, Maryland

Special Things to See

Each September, the **Maryland Seafood Festival** brings together the best of Chesapeake Bay flavor, live music, and family-friendly entertainment. Located along the water in Anne Arundel County, the event features crab feasts, oyster tastings, cooking demonstrations and waterfront views that celebrate the region's maritime heritage. It's a lively showcase of local pride and coastal culture that draws residents and visitors alike.



Quiet Waters Park stretches across 340 acres between the South River and Harness Creek, offering walkers, kayakers, picnickers, and nature lovers a beautifully landscaped retreat. With miles of paved and wooded trails, art installations, dog parks, and bayside overlooks, it's a place where "life by the water" meets everyday ease. Seasonal concerts, paddleboat rentals, and vibrant fall foliage make it a year-round favorite—a serene sanctuary for residents who value recreation, community, and the natural beauty that defines Anne Arundel living.

Tucked into the waterfront of downtown Annapolis, **Annapolis Maritime Museum & Park** occupies the historic McNasby Oyster Company building and sits right on Back Creek where it meets the Chesapeake Bay. Its exhibits range from interactive displays on oyster harvesting and watermen's tools, to full-scale historic workboats and kayaks you can launch from the dock. Whether you stroll the pier, wander the art gallery, or take a nature-walk through the adjoining park, it's easy to feel the rhythm of the Bay's history and ecology. Ideal for a casual outing or for showing clients "what makes this region unique," the museum offers both hands-on discovery and serene waterfront views in equal measure.



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Brian Atha | Sr. Home Loan Advisor
NMLS# 210761

Brian Atha brings more than two decades of mortgage origination experience to the Ritter Mortgage Group. He has specialized in low down payment and affordable refinance options throughout his career, and has served as the designated lender in new home developments in both Baltimore and Northern Virginia.

Brian and his wife live in Harford County, where they are raising their five children and are active in their church and community.

“Whether you’re renting, upsizing, or exploring what’s next-- let’s turn your vision into a plan.” – Brian

“★★★★★ Brian was wonderful to work with! He worked tirelessly to ensure that our financial goals were not only met, but exceeded, when purchasing our home. He continuously had our best interest at heart and everything throughout the process was clearly communicated. Can’t recommend Brian enough!



“★★★★★ Brian Atha was absolutely incredible to work with. As a first time home buyer he made the process SO smooth. He went ABOVE and BEYOND every single request we had. He explained everything and answered all my questions along the way. 10/10 recommend him.



For more reviews, please see Google: bit.ly/BrianGoogleReviews

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