

February 2026 Housing Market Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,890	2,956	-2.2%	5,425	5,798	-6.4%
Median Sold Price	\$610,000	\$597,000	+2.2%	\$595,000	\$576,527	+3.2%
Median Days on Market	22 days	11 days	+11 days	30 days	16 days	+14 days
New Pending Sales	3,622	3,485	+3.9%	6,760	6,552	+3.2%
New Listings	3,574	4,099	-12.8%	8,018	8,601	-6.8%
Active Listings	7,612	6,857	+11.0%	7,612	6,857	+11.0%
Months of Supply	1.86	1.64	+0.22 mos.	1.86	1.64	+0.22 mos.
Showings	81,039	78,655	+3.0%	157,849	154,184	+2.4%

Housing Market Trends

New listings at historic lows in the Washington D.C. region in February. A total of 3,574 new listings came onto the market in February, a 12.8% decline from a year ago and the lowest number of February new listings since at least 2003. Only Frederick County, MD (+5.0%) had more new listings added in February 2026 compared to February 2025.

Buyers were slightly more active in February as mortgage rates fell to a 3 ½ year low. New pending sales increased 3.9% year-over-year, with new contracts on detached single-family homes up 7.6%.

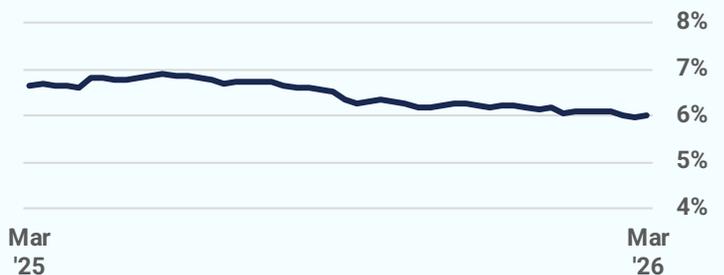
The new pending sales activity could signal the start of spring homebuying interest, though closed sales were down 2.2% in February. Homes are remaining on the market longer, with the median days on market 11 days longer than last year.

Prices were still higher, with a median price of \$610,000, up 2.2% year-over-year. However, price growth has softened as supply improved. At the end of February 2026, there were 7,612 active listings on the market, an increase of 11.0%.

Market Outlook

Caution for buyers and sellers has become the norm in today's housing market. While lower rates will support the spring market, renewed economic uncertainty in light of the war with Iran, could impact the activity level. If sellers continue to hold back and buyers return, the Washington, D.C. metro area may begin to tighten, becoming more competitive for buyers who enter the market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

2,890

February 2026

-2.2%

Feb '26 vs. Feb '25
(Feb '25: 2,956)

+18.0%

Feb '26 vs. Jan '26
(Jan '26: 2,450)



Median Sold Price

2026

2025

2024

2023

2022

\$610,000

February 2026

+2.2%

Feb '26 vs. Feb '25
(Feb '25: \$597,000)

+4.3%

Feb '26 vs. Jan '26
(Jan '26: \$585,000)



Median Days on Market

2026

2025

2024

2023

2022

22 days

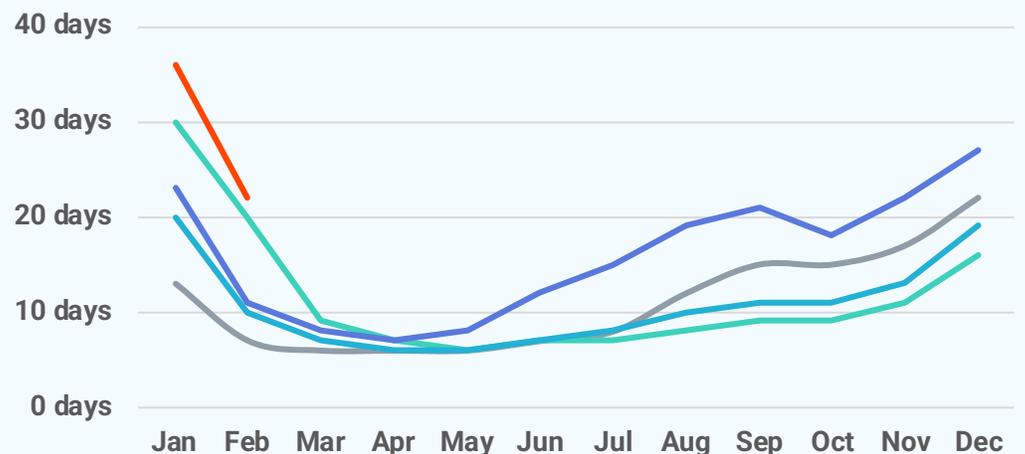
February 2026

+11 days

Feb '26 vs. Feb '25
(Feb '25: 11 days)

-14 days

Feb '26 vs. Jan '26
(Jan '26: 36 days)



New Pending Sales

2026

2025

2024

2023

2022

3,622

February 2026

+3.9%

Feb '26 vs. Feb '25
(Feb '25: 3,485)

+13.3%

Feb '26 vs. Jan '26
(Jan '26: 3,196)



New Listings

2026

2025

2024

2023

2022

3,574

February 2026

-12.8%

Feb '26 vs. Feb '25
(Feb '25: 4,099)

+0.9%

Feb '26 vs. Jan '26
(Jan '26: 3,541)



Active Listings

2026

2025

2024

2023

2022

7,612

February 2026

+11.0%

Feb '26 vs. Feb '25
(Feb '25: 6,857)

+6.6%

Feb '26 vs. Jan '26
(Jan '26: 7,142)



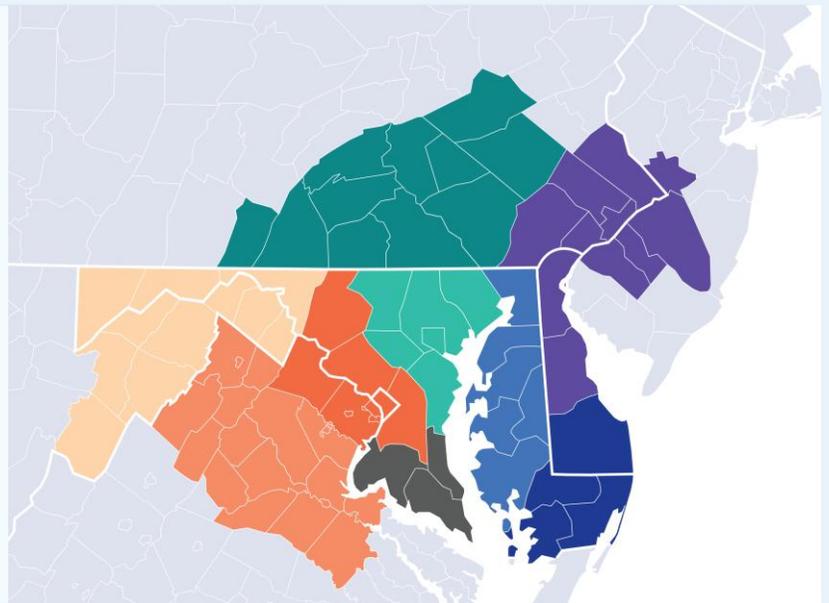
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
	Washington, D.C. Metro	2,890	-2.2%	\$610,000	+2.2%	22 days
Alexandria City, VA	116	+1.8%	\$695,000	-0.7%	12 days	+5 days
Arlington County, VA	142	-2.7%	\$692,500	-7.9%	11 days	+4 days
Fairfax City, VA	15	-6.3%	\$740,000	+8.3%	5 days	-1 day
Fairfax County, VA	691	+6.3%	\$729,000	-2.1%	7 days	+1 day
Falls Church City, VA	10	-9.1%	\$847,375	+13.0%	33 days	+21 days
Frederick County, MD	216	+14.9%	\$471,000	+5.8%	30 days	+14 days
Loudoun County, VA	304	+6.7%	\$760,000	+1.3%	7 days	+1 day
Montgomery County, MD	551	-1.4%	\$606,750	+1.4%	26 days	+16 days
Prince George's County, MI	460	-10.3%	\$440,000	-2.2%	40 days	+22 days
Washington, DC	385	-18.8%	\$599,000	-6.2%	70 days	+32 days

Local Markets	New Pending Sales		New Listings		Showings	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
	Washington, D.C. Metro	3,622	+3.9%	3,574	-12.8%	81,039
Alexandria City, VA	142	-2.1%	126	-19.7%	2,710	+3.1%
Arlington County, VA	179	+13.3%	154	-7.2%	3,640	+16.5%
Fairfax City, VA	21	-12.5%	18	-35.7%	506	-4.0%
Fairfax County, VA	834	+9.0%	760	-10.2%	19,526	+2.4%
Falls Church City, VA	19	+216.7%	13	+30.0%	101	-40.9%
Frederick County, MD	272	+16.2%	271	+5.0%	4,703	+11.7%
Loudoun County, VA	372	-7.2%	341	-22.5%	6,726	-9.4%
Montgomery County, MD	663	+0.5%	632	-16.4%	16,261	+4.6%
Prince George's County, MI	643	+2.2%	576	-12.6%	16,587	+9.0%
Washington, DC	477	+3.0%	683	-12.3%	10,279	-4.3%

Local Markets	Active Listings		Months of Supply	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Washington, D.C. Metro	7,612	+11.0%	1.86	+0.22 months
Alexandria City, VA	260	+33.3%	1.60	+0.38 months
Arlington County, VA	306	+8.1%	1.61	+0.06 months
Fairfax City, VA	32	-5.9%	1.10	-0.32 months
Fairfax County, VA	1,066	+9.0%	1.08	+0.08 months
Falls Church City, VA	35	+16.7%	2.50	-0.23 months
Frederick County, MD	489	+22.6%	1.66	+0.35 months
Loudoun County, VA	435	-7.2%	0.99	-0.11 months
Montgomery County, MD	1,275	+21.5%	1.58	+0.29 months
Prince George's County, MI	1,547	+32.9%	2.39	+0.81 months
Washington, DC	2,167	-3.9%	4.26	+0.06 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



About Bright MLS

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Please contact **Christy Reap**,
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February 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	1,306	1,237	+5.6%
Median Sold Price	\$790,000	\$800,000	-1.3%
Median Days on Market	14 days	8 days	+6 days
New Pending Sales	1,605	1,491	+7.6%
New Listings	1,332	1,689	-21.1%
Active Listings	2,683	2,559	+4.8%
Months of Supply	1.41	1.35	+0.06 mos.

Closed Sales

2026

2025

2024

2023

2022

1,306

February 2026

+5.6%

Feb '26 vs. Feb '25
(Feb '25: 1,237)

+20.5%

Feb '26 vs. Jan '26
(Jan '26: 1,084)



Median Sold Price

2026 2025 2024 2023 2022

\$790,000

February 2026

-1.3%

Feb '26 vs. Feb '25
(Feb '25: \$800,000)

+5.3%

Feb '26 vs. Jan '26
(Jan '26: \$750,000)



Median Days on Market

2026 2025 2024 2023 2022

14 days

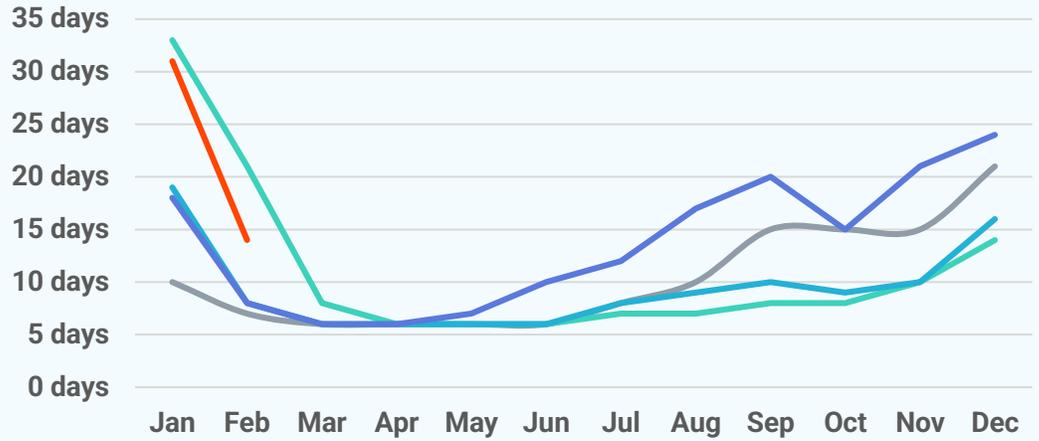
February 2026

+6 days

Feb '26 vs. Feb '25
(Feb '25: 8 days)

-17 days

Feb '26 vs. Jan '26
(Jan '26: 31 days)



New Pending Sales

2026 2025 2024 2023 2022

1,605

February 2026

+7.6%

Feb '26 vs. Feb '25
(Feb '25: 1,491)

+15.0%

Feb '26 vs. Jan '26
(Jan '26: 1,396)



New Listings

2026

2025

2024

2023

2022

1,332

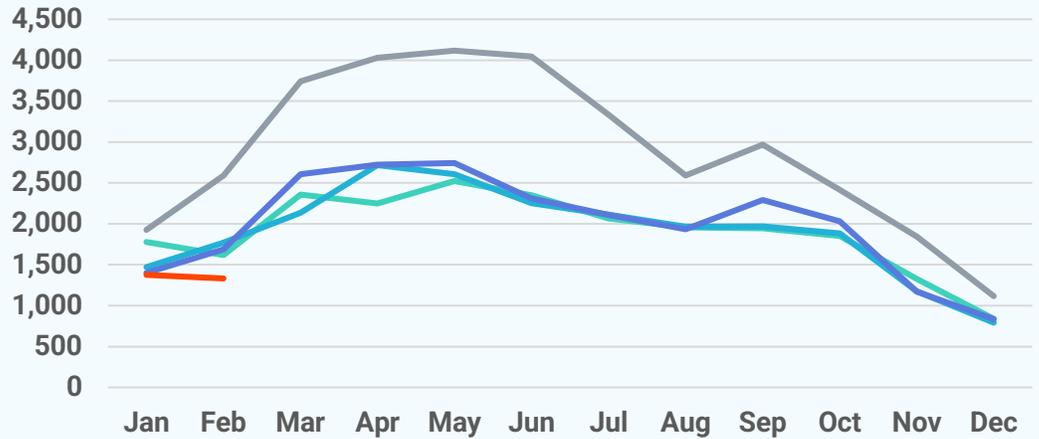
February 2026

-21.1%

Feb '26 vs. Feb '25
(Feb '25: 1,689)

-3.2%

Feb '26 vs. Jan '26
(Jan '26: 1,376)



Active Listings

2026

2025

2024

2023

2022

2,683

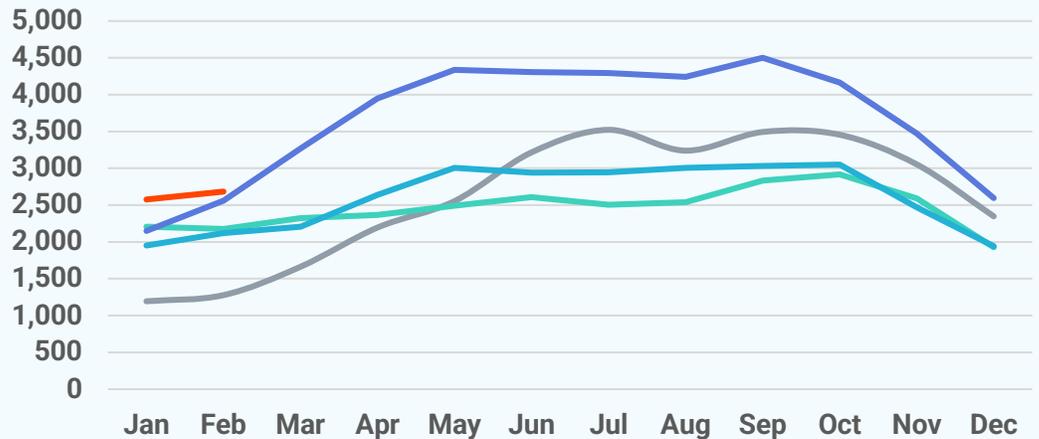
February 2026

+4.8%

Feb '26 vs. Feb '25
(Feb '25: 2,559)

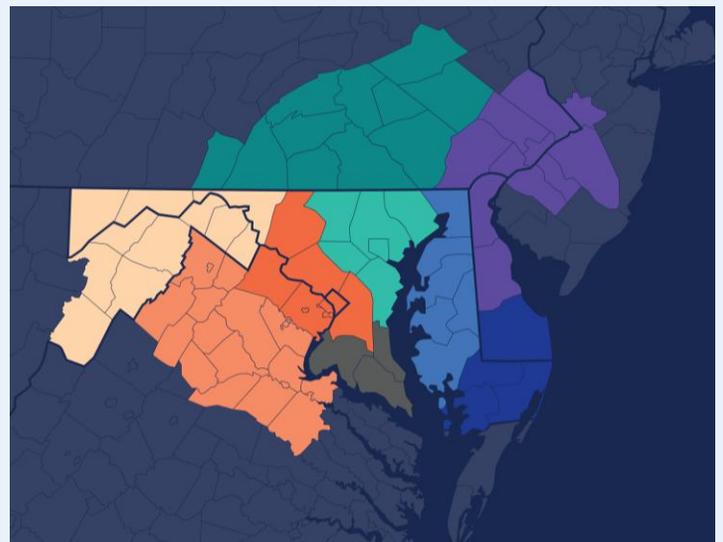
+4.2%

Feb '26 vs. Jan '26
(Jan '26: 2,576)



About Bright MLS

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February 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	808	843	-4.2%
Median Sold Price	\$595,000	\$600,000	-0.8%
Median Days on Market	19 days	10 days	+9 days
New Pending Sales	1,020	978	+4.3%
New Listings	993	1,058	-6.1%
Active Listings	1,768	1,524	+16.0%
Months of Supply	1.56	1.31	+0.25 mos.

Closed Sales

2026

2025

2024

2023

2022

808

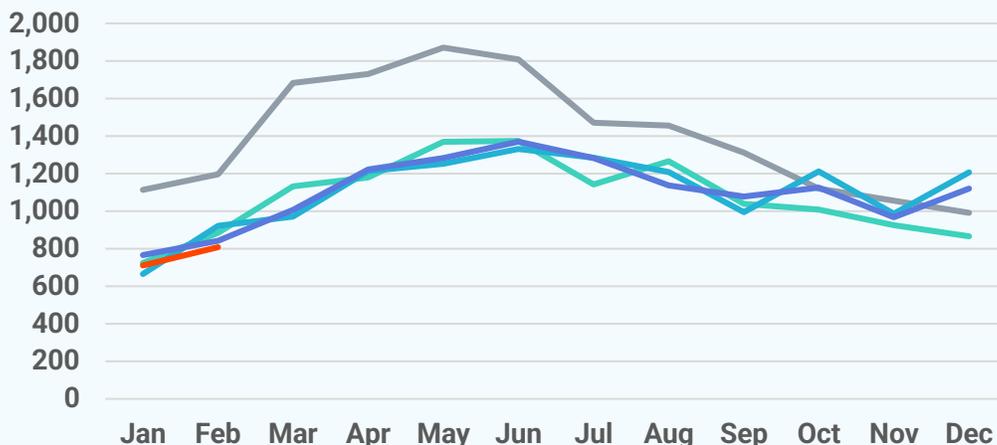
February 2026

-4.2%

Feb '26 vs. Feb '25
(Feb '25: 843)

+13.6%

Feb '26 vs. Jan '26
(Jan '26: 711)



Median Sold Price

2026 2025 2024 2023 2022

\$595,000

February 2026

-0.8%

Feb '26 vs. Feb '25
(Feb '25: \$600,000)

+3.5%

Feb '26 vs. Jan '26
(Jan '26: \$575,000)



Median Days on Market

2026 2025 2024 2023 2022

19 days

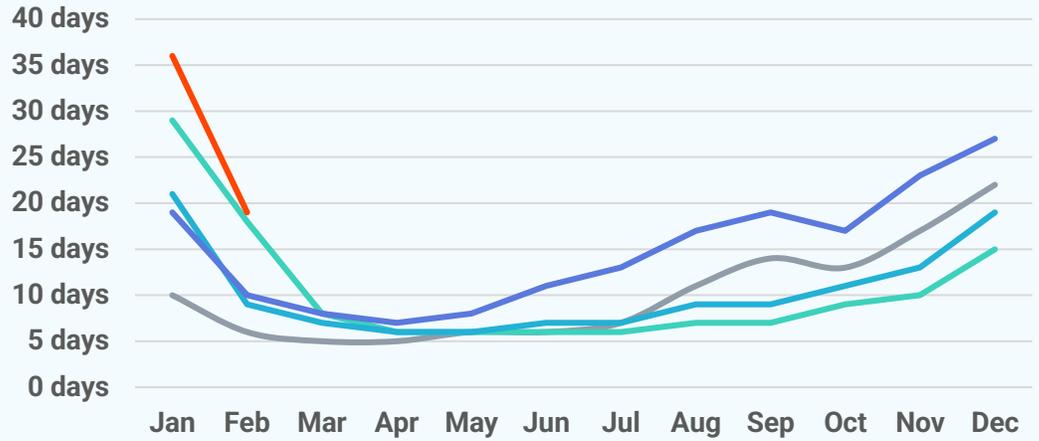
February 2026

+9 days

Feb '26 vs. Feb '25
(Feb '25: 10 days)

-17 days

Feb '26 vs. Jan '26
(Jan '26: 36 days)



New Pending Sales

2026 2025 2024 2023 2022

1,020

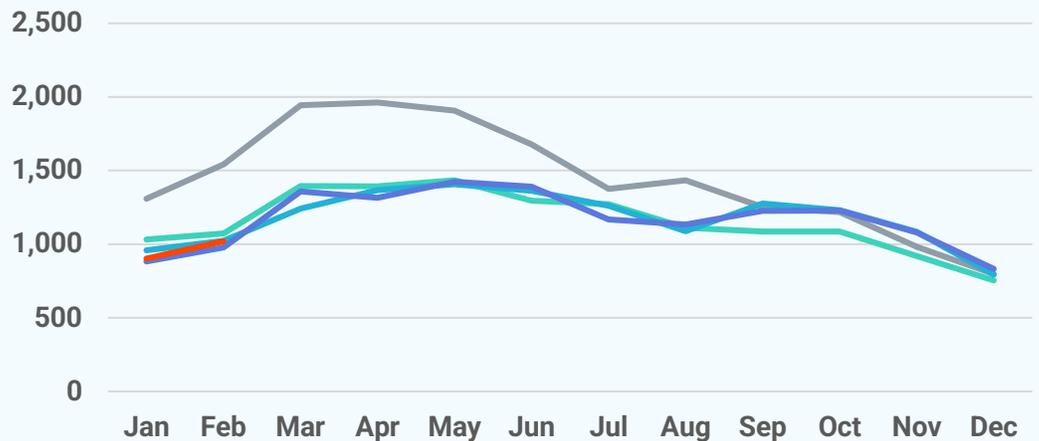
February 2026

+4.3%

Feb '26 vs. Feb '25
(Feb '25: 978)

+13.1%

Feb '26 vs. Jan '26
(Jan '26: 902)



New Listings

2026

2025

2024

2023

2022

993

February 2026

-6.1%

Feb '26 vs. Feb '25
(Feb '25: 1,058)

+5.0%

Feb '26 vs. Jan '26
(Jan '26: 946)



Active Listings

2026

2025

2024

2023

2022

1,768

February 2026

+16.0%

Feb '26 vs. Feb '25
(Feb '25: 1,524)

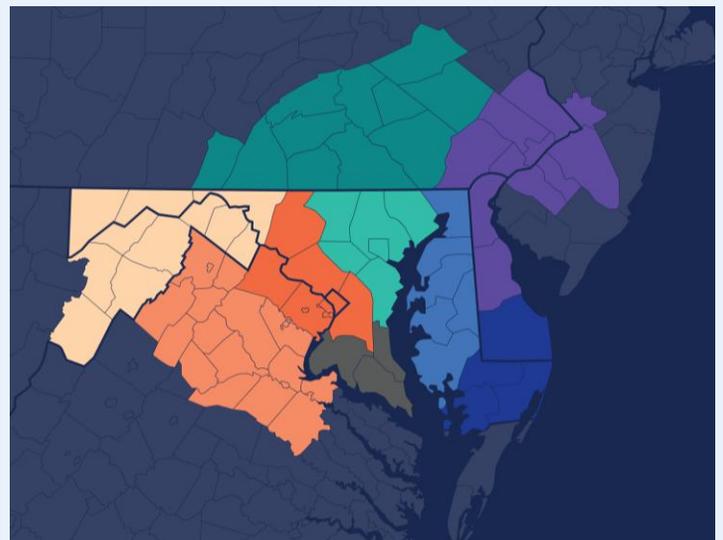
+4.8%

Feb '26 vs. Jan '26
(Jan '26: 1,687)



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February 2026 Condos Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	776	875	-11.3%
Median Sold Price	\$385,000	\$393,495	-2.2%
Median Days on Market	43 days	17 days	+26 days
New Pending Sales	997	1,015	-1.8%
New Listings	1,245	1,351	-7.8%
Active Listings	3,161	2,774	+14.0%
Months of Supply	3.03	2.47	+0.56 mos.

Closed Sales

2026

2025

2024

2023

2022

776

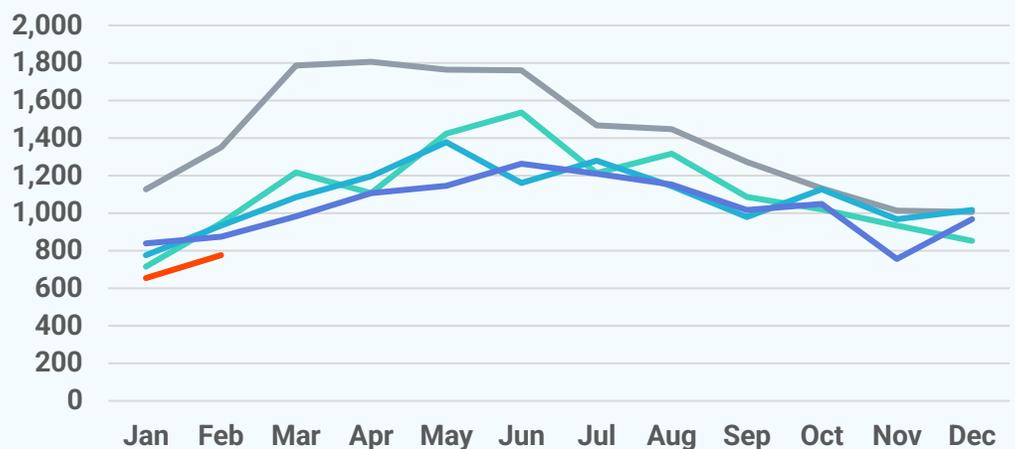
February 2026

-11.3%

Feb '26 vs. Feb '25
(Feb '25: 875)

+18.7%

Feb '26 vs. Jan '26
(Jan '26: 654)



Median Sold Price

2026 2025 2024 2023 2022

\$385,000

February 2026

-2.2%

Feb '26 vs. Feb '25
(Feb '25: \$393,495)

+2.7%

Feb '26 vs. Jan '26
(Jan '26: \$375,000)



Median Days on Market

2026 2025 2024 2023 2022

43 days

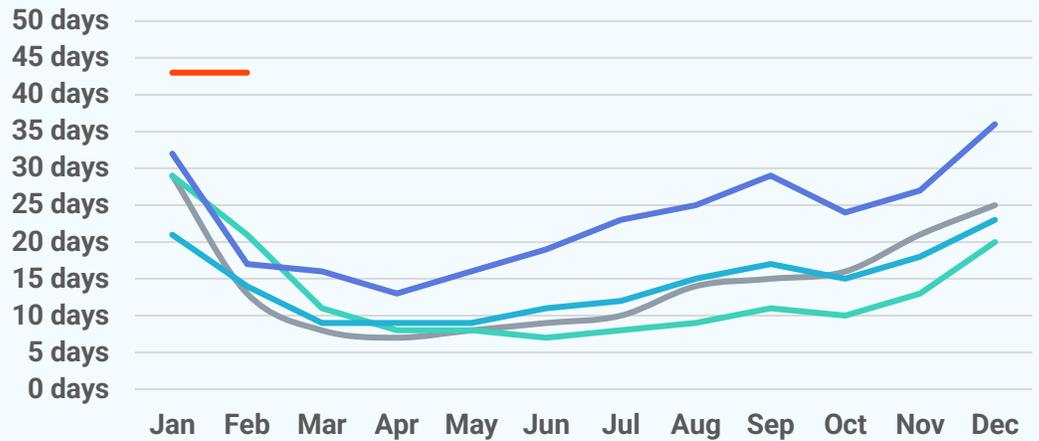
February 2026

+26 days

Feb '26 vs. Feb '25
(Feb '25: 17 days)

+0 days

Feb '26 vs. Jan '26
(Jan '26: 43 days)



New Pending Sales

2026 2025 2024 2023 2022

997

February 2026

-1.8%

Feb '26 vs. Feb '25
(Feb '25: 1,015)

+11.1%

Feb '26 vs. Jan '26
(Jan '26: 897)



New Listings

2026

2025

2024

2023

2022

1,245

February 2026

-7.8%

Feb '26 vs. Feb '25
(Feb '25: 1,351)

+2.1%

Feb '26 vs. Jan '26
(Jan '26: 1,219)



Active Listings

2026

2025

2024

2023

2022

3,161

February 2026

+14.0%

Feb '26 vs. Feb '25
(Feb '25: 2,774)

+9.8%

Feb '26 vs. Jan '26
(Jan '26: 2,879)



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