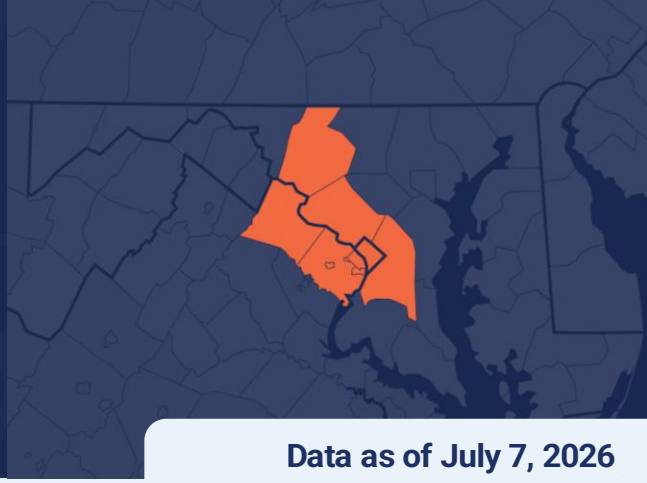
Washington, D.C. Metro

June 2026 Housing Market Report

Prepared by Bright Research



Data as of July 7, 2026

Key Market Statistics	Jun 2026	Jun 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	5,274	5,053	+4.4%	24,867	24,277	+2.4%
Median Sold Price	$675,000	$650,000	+3.8%	$649,000	$630,000	+3.0%
Median Days on Market	11 days	12 days	-1 day	12 days	10 days	+2 days
New Pending Sales	4,936	4,972	-0.7%	27,401	26,416	+3.7%
New Listings	5,452	5,259	+3.7%	38,128	38,036	+0.2%
Active Listings	11,168	10,245	+9.0%	11,168	10,245	+9.0%
Months of Supply	2.69	2.47	+0.22 mos.	2.69	2.47	+0.22 mos.
Showings	92,341	96,587	-4.4%	582,311	565,711	+2.9%

Housing Market Trends

The strong spring market gives way to a slower summer in the DC Metro Area. In June, there were 5,274 closed sales across the Washington DC metro area, a 4.4% gain from a year ago. Year-to-date, closed sales are tracking 2.4% higher than last year, with particularly strong performance in the Northern Virginia suburbs.

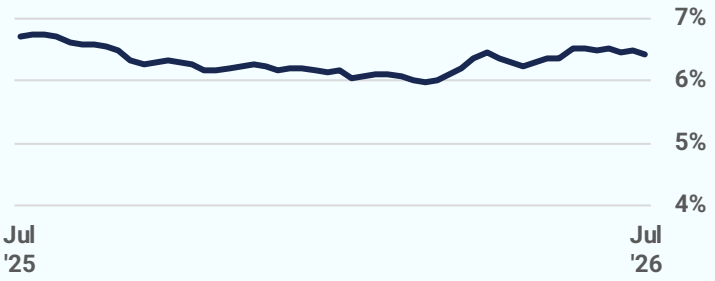
More inventory has brought out buyers in the region. A total of 5,452 new listings came onto the market in June, which is a 3.7% increase compared to last June. At the end of the month, there were 11,168 active listings on the market, with inventory up 9.0% year-over-year.

Buyer activity moderated in June, with new pending sales relatively flat year-over-year and down by 8.0% compared to May. High home prices are holding back some buyers. The median sold price in June was $675,000, just shy of the record high in the region, and a 3.8% increase from a year ago.

Market Outlook

The Washington DC metro area housing market was resilient in the first half of 2026, with buyers more active than they were during the uncertainty of early 2025. While underlying demand remains strong, the region's housing market is likely to cool in the second half of the year, as affordability remains a constraint on the market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

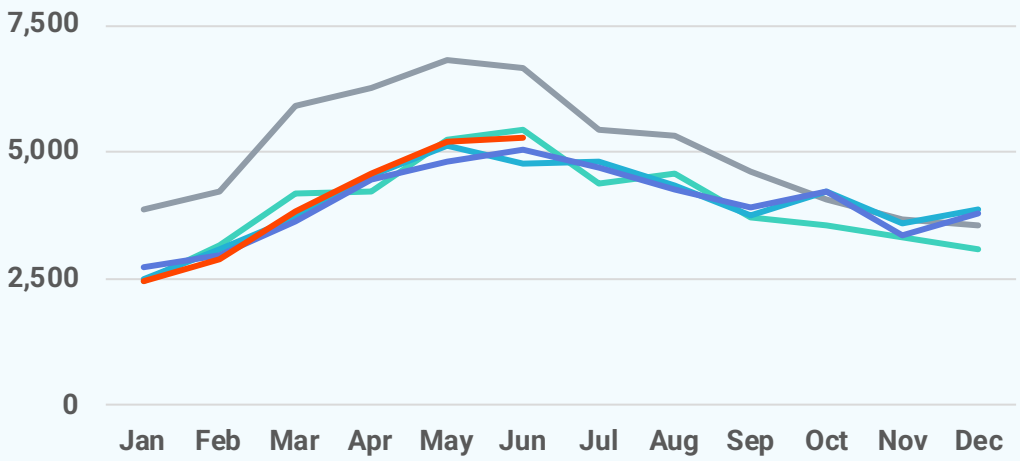
Closed Sales

2026 2025 2024 2023 2022

5,274
June 2026

+4.4%
Jun '26 vs. Jun '25
(Jun '25: 5,053)

+1.3%
Jun '26 vs. May '26
(May '26: 5,207)



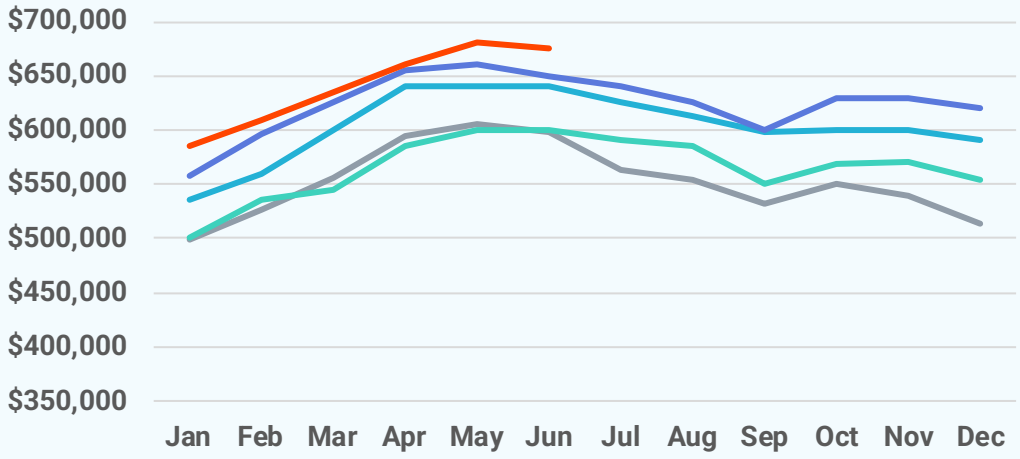
Median Sold Price

2026 2025 2024 2023 2022

$675,000
June 2026

+3.8%
Jun '26 vs. Jun '25
(Jun '25: $650,000)

-0.7%
Jun '26 vs. May '26
(May '26: $680,000)



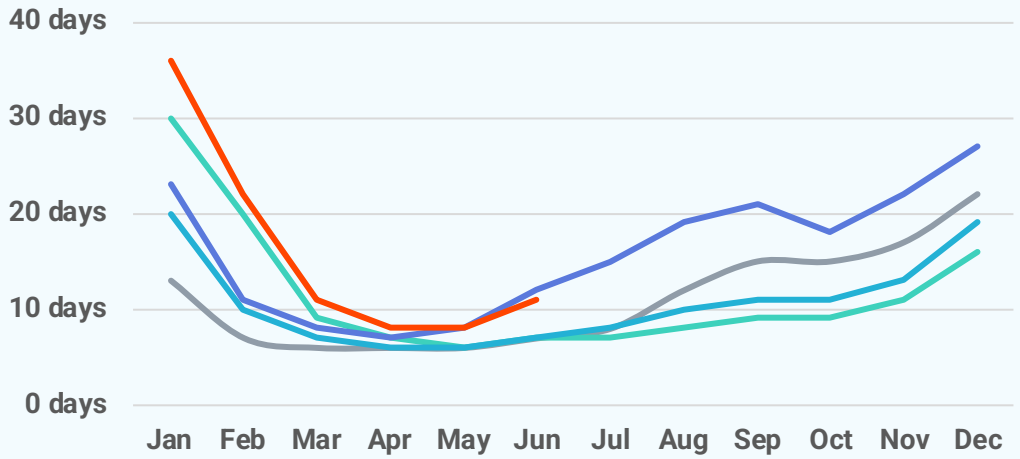
Median Days on Market

2026 2025 2024 2023 2022

11 days
June 2026

-1 day
Jun '26 vs. Jun '25
(Jun '25: 12 days)

+3 days
Jun '26 vs. May '26
(May '26: 8 days)



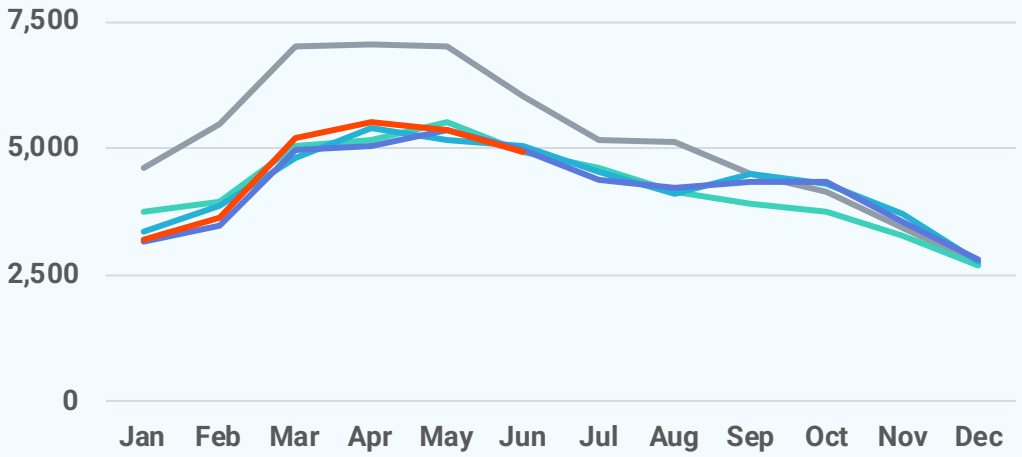
New Pending Sales

2026 2025 2024 2023 2022

4,936
June 2026

-0.7%
Jun '26 vs. Jun '25
(Jun '25: 4,972)

-8.0%
Jun '26 vs. May '26
(May '26: 5,367)



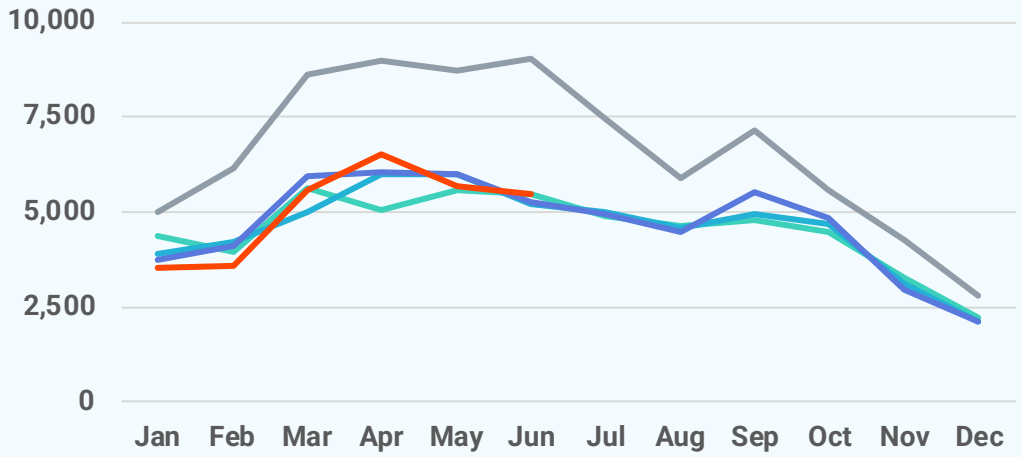
New Listings

2026 2025 2024 2023 2022

5,452
June 2026

+3.7%
Jun '26 vs. Jun '25
(Jun '25: 5,259)

-4.3%
Jun '26 vs. May '26
(May '26: 5,697)



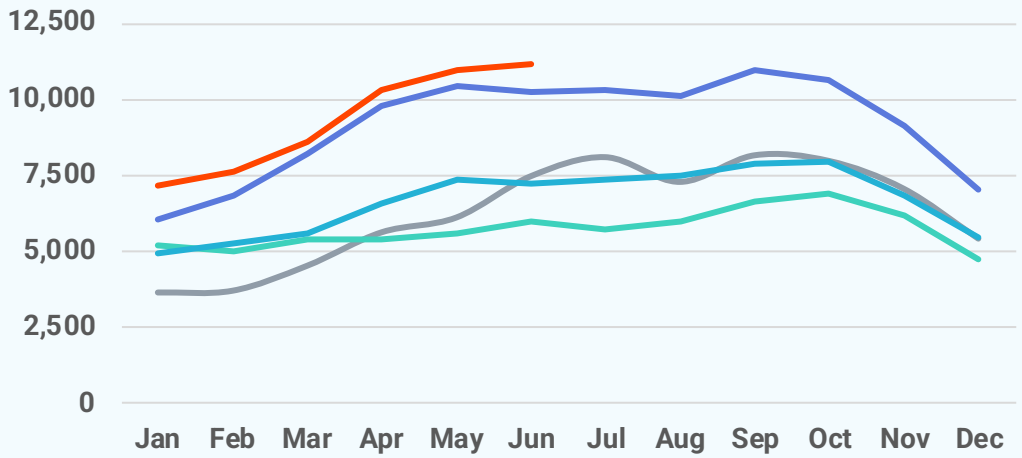
Active Listings

2026 2025 2024 2023 2022

11,168
June 2026

+9.0%
Jun '26 vs. Jun '25
(Jun '25: 10,245)

+1.7%
Jun '26 vs. May '26
(May '26: 10,976)



Local Markets

	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Washington, D.C. Metro	5,274	+4.4%	$675,000	+3.8%	11 days	-1 day
Alexandria City, VA	205	-9.7%	$760,000	+11.5%	10 days	+1 day
Arlington County, VA	222	-9.0%	$859,950	+16.2%	8 days	-7 days
Fairfax City, VA	36	+20.0%	$717,000	-15.3%	11 days	+4 days
Fairfax County, VA	1,434	+8.3%	$815,000	+6.2%	8 days	-1 day
Falls Church City, VA	22	+0.0%	$1,055,000	-4.9%	6 days	+0 days
Frederick County, MD	370	+5.4%	$515,000	+4.6%	12 days	+2 days
Loudoun County, VA	531	+2.3%	$818,000	+1.6%	7 days	-1 day
Montgomery County, MD	1,068	+7.0%	$680,000	+5.4%	10 days	-1 day
Prince George's County, MD	732	+0.5%	$460,000	+1.4%	20 days	+3 days
Washington, DC	654	+7.2%	$700,000	-1.2%	23 days	-7 days

Local Markets

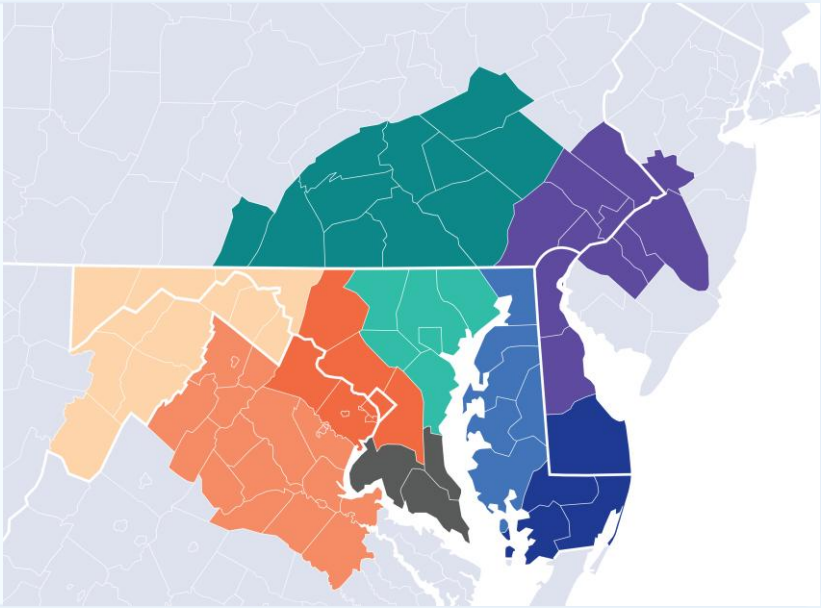
	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Washington, D.C. Metro	4,936	-0.7%	5,452	+3.7%	92,341	-4.4%
Alexandria City, VA	178	-6.8%	194	+0.5%	2,759	-14.3%
Arlington County, VA	218	-10.7%	245	+1.2%	3,848	-10.5%
Fairfax City, VA	28	+7.7%	33	-2.9%	647	+43.5%
Fairfax County, VA	1,201	+0.5%	1,239	+14.1%	22,902	-0.7%
Falls Church City, VA	14	-33.3%	18	+50.0%	207	-13.0%
Frederick County, MD	374	+13.3%	410	+8.5%	5,538	-1.7%
Loudoun County, VA	502	-4.7%	578	+16.5%	7,999	-12.2%
Montgomery County, MD	999	+1.0%	1,022	-0.4%	19,597	-4.3%
Prince George's County, MD	808	+3.5%	878	-3.5%	18,064	+4.1%
Washington, DC	614	-8.1%	835	-5.3%	10,780	-15.5%

Local Markets

	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Washington, D.C. Metro	11,168	+9.0%	2.69	+0.22 months
Alexandria City, VA	376	+20.1%	2.21	+0.24 months
Arlington County, VA	464	+7.2%	2.39	+0.01 months
Fairfax City, VA	44	-18.5%	1.52	-0.64 months
Fairfax County, VA	1,888	+12.6%	1.86	+0.16 months
Falls Church City, VA	44	+25.7%	2.93	+0.01 months
Frederick County, MD	733	+25.7%	2.43	+0.51 months
Loudoun County, VA	836	+3.7%	1.89	+0.02 months
Montgomery County, MD	2,041	+15.2%	2.47	+0.26 months
Prince George's County, MD	2,021	+20.2%	3.15	+0.81 months
Washington, DC	2,721	-5.9%	5.22	-0.27 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

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at BrightMLS.com.

Please contact **Christy Reap, Media Relations Director** with interview or information requests:

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- christy.reap@brightmls.com

Washington D.C. Metro

June 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2026

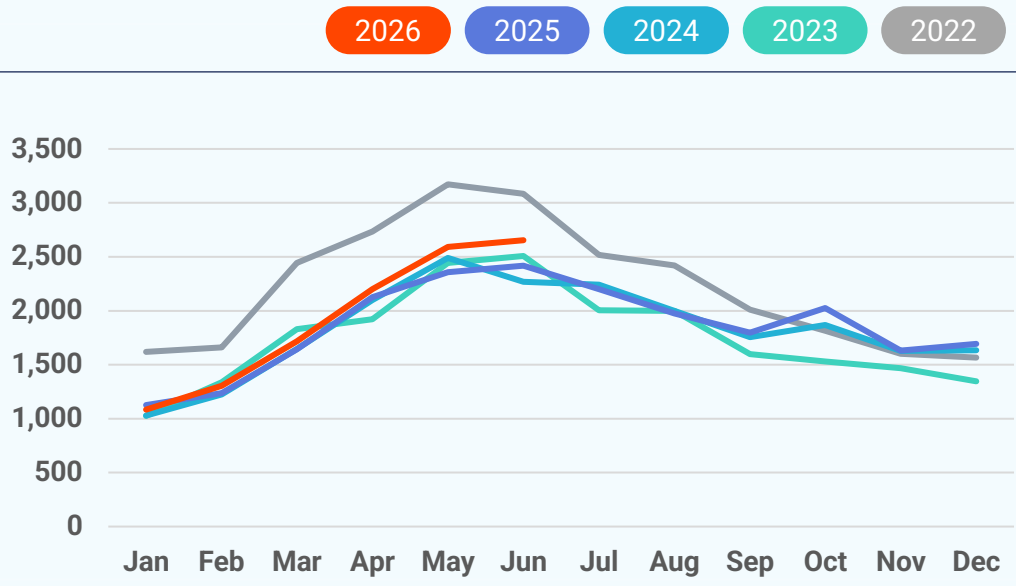
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	2,654	2,418	+9.8%
Median Sold Price	$875,000	$860,000	+1.7%
Median Days on Market	8 days	10 days	-2 days
New Pending Sales	2,457	2,296	+7.0%
New Listings	2,231	2,311	-3.5%
Active Listings	4,145	4,305	-3.7%
Months of Supply	2.12	2.28	-0.16 mos.

Closed Sales

2,654
June 2026

+9.8%
Jun '26 vs. Jun '25
(Jun '25: 2,418)

+2.4%
Jun '26 vs. May '26
(May '26: 2,592)



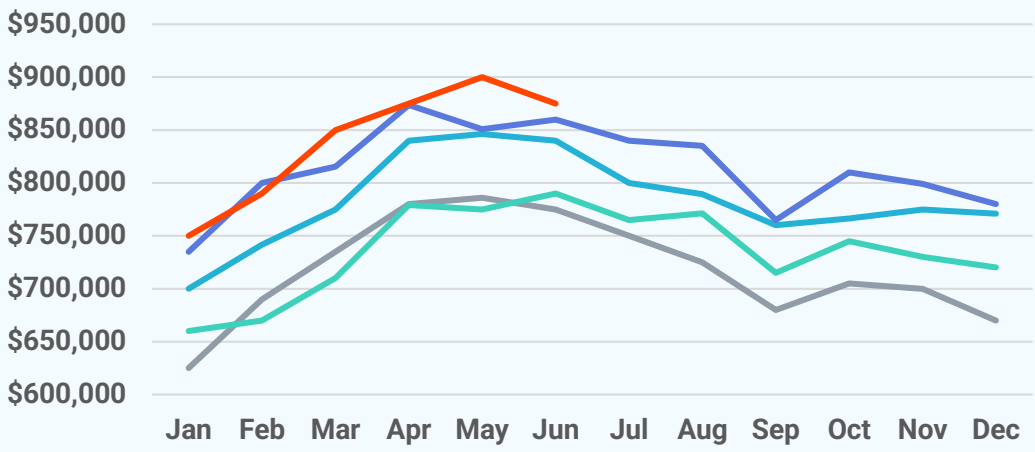
Median Sold Price

2026 2025 2024 2023 2022

$875,000
June 2026

+1.7%
Jun '26 vs. Jun '25
(Jun '25: $860,000)

-2.8%
Jun '26 vs. May '26
(May '26: $900,000)



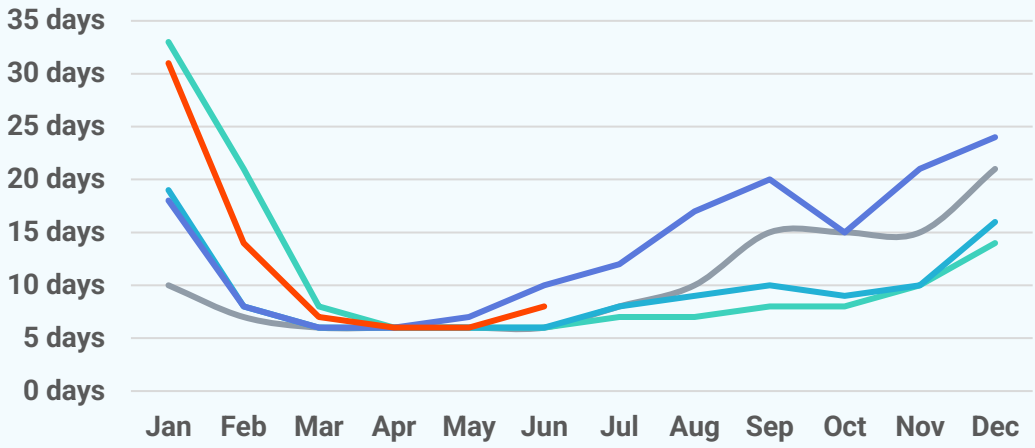
Median Days on Market

2026 2025 2024 2023 2022

8 days
June 2026

-2 days
Jun '26 vs. Jun '25
(Jun '25: 10 days)

+2 days
Jun '26 vs. May '26
(May '26: 6 days)



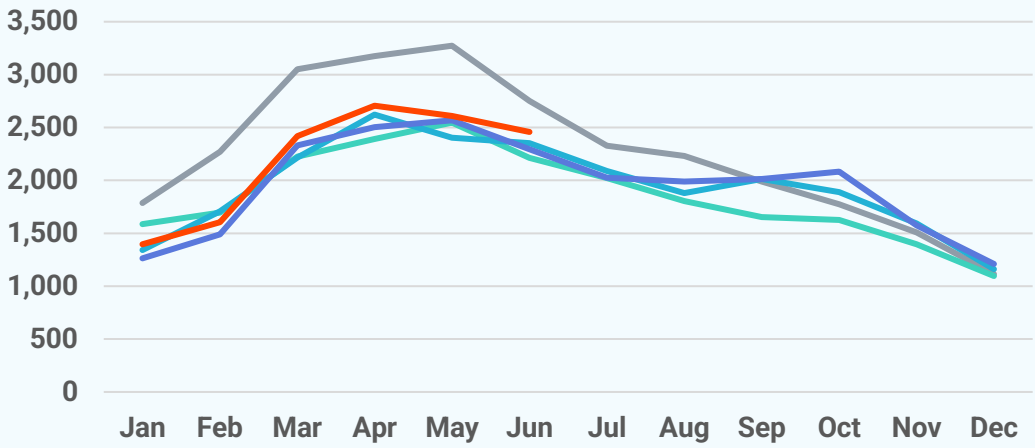
New Pending Sales

2026 2025 2024 2023 2022

2,457
June 2026

+7.0%
Jun '26 vs. Jun '25
(Jun '25: 2,296)

-5.9%
Jun '26 vs. May '26
(May '26: 2,610)



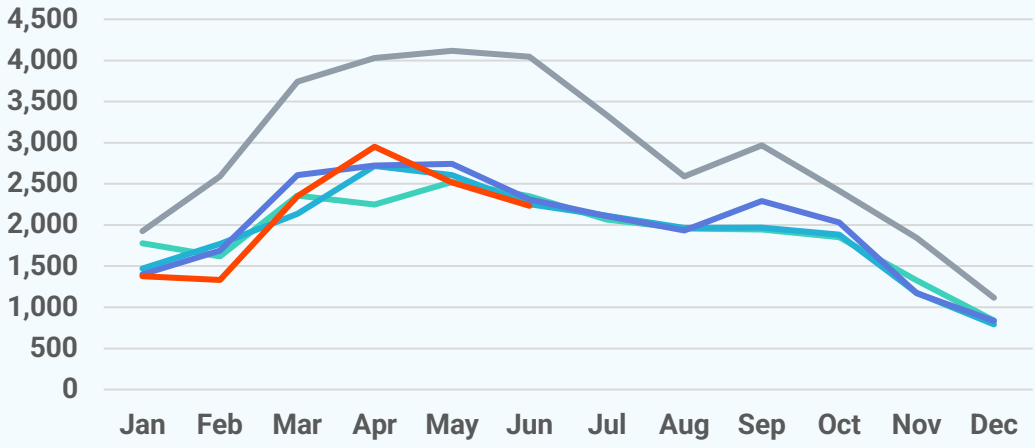
New Listings

2026 2025 2024 2023 2022

2,231
June 2026

-3.5%
Jun '26 vs. Jun '25
(Jun '25: 2,311)

-11.3%
Jun '26 vs. May '26
(May '26: 2,515)



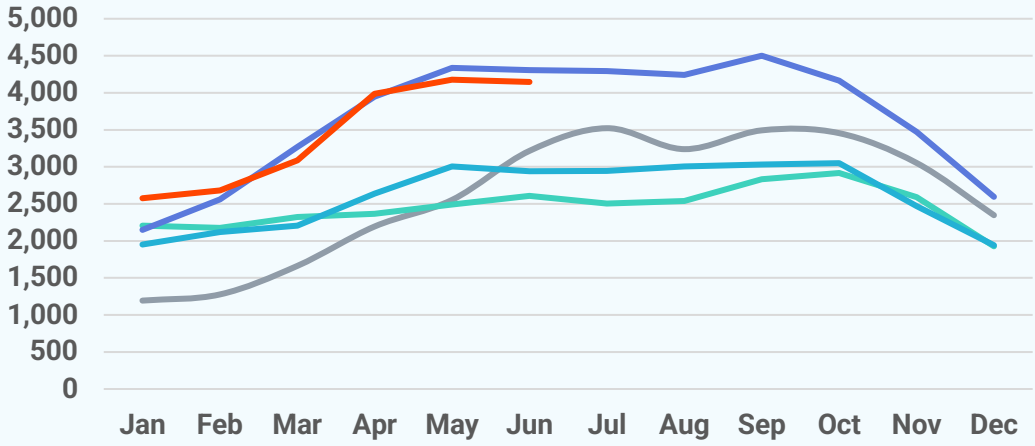
Active Listings

2026 2025 2024 2023 2022

4,145
June 2026

-3.7%
Jun '26 vs. Jun '25
(Jun '25: 4,305)

-0.8%
Jun '26 vs. May '26
(May '26: 4,177)



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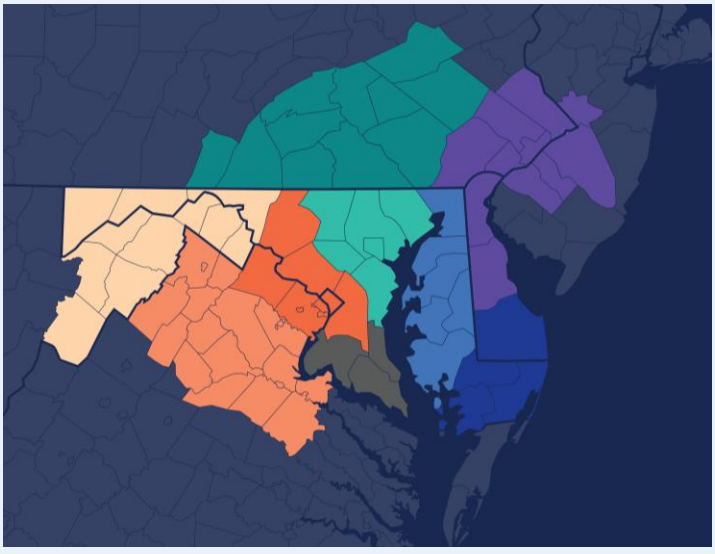


Washington D.C. Metro

June 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2026

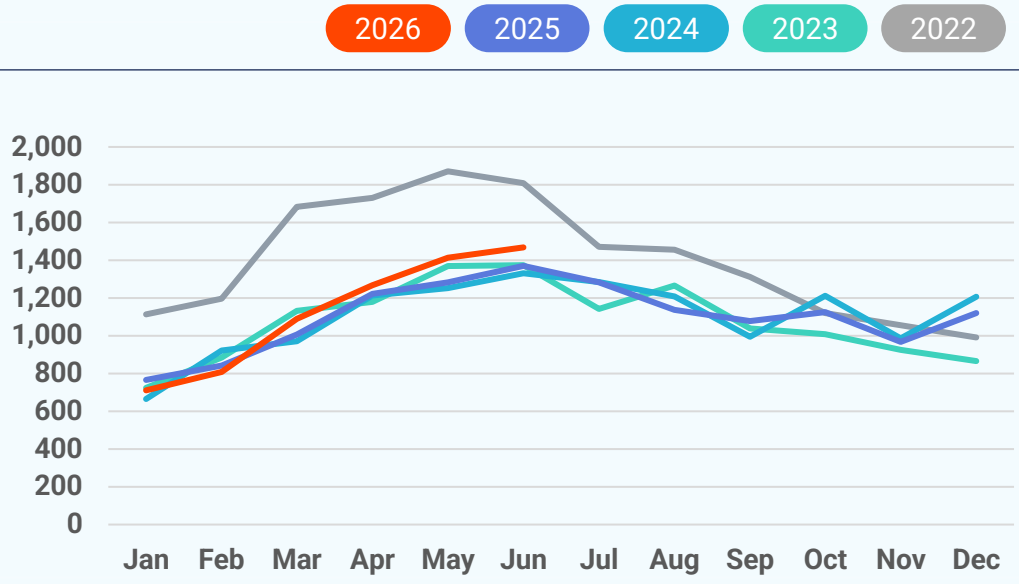
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	1,468	1,370	+7.2%
Median Sold Price	$618,000	$620,000	-0.3%
Median Days on Market	10 days	11 days	-1 day
New Pending Sales	1,383	1,390	-0.5%
New Listings	1,599	1,494	+7.0%
Active Listings	2,639	2,439	+8.2%
Months of Supply	2.27	2.10	+0.17 mos.

Closed Sales

1,468
June 2026

+7.2%
Jun '26 vs. Jun '25
(Jun '25: 1,370)

+3.9%
Jun '26 vs. May '26
(May '26: 1,413)



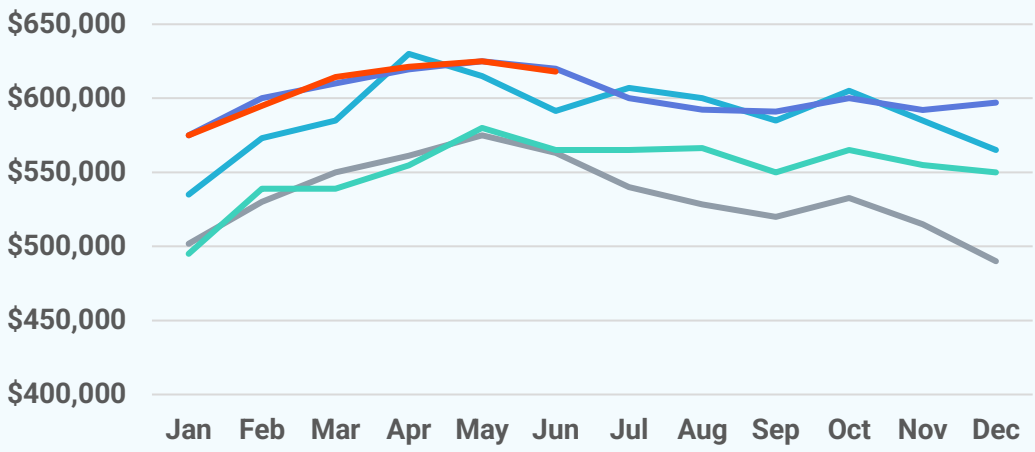
Median Sold Price

2026 2025 2024 2023 2022

$618,000
June 2026

-0.3%
Jun '26 vs. Jun '25
(Jun '25: $620,000)

-1.1%
Jun '26 vs. May '26
(May '26: $625,000)



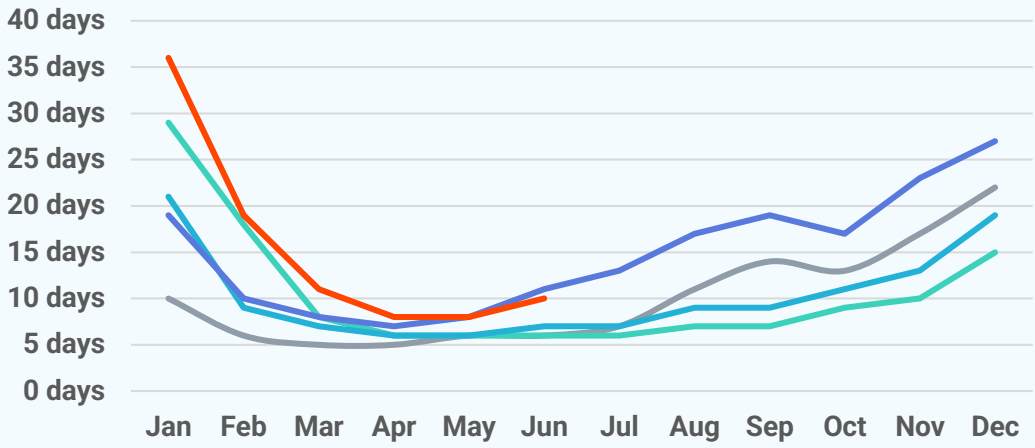
Median Days on Market

2026 2025 2024 2023 2022

10 days
June 2026

-1 day
Jun '26 vs. Jun '25
(Jun '25: 11 days)

+2 days
Jun '26 vs. May '26
(May '26: 8 days)



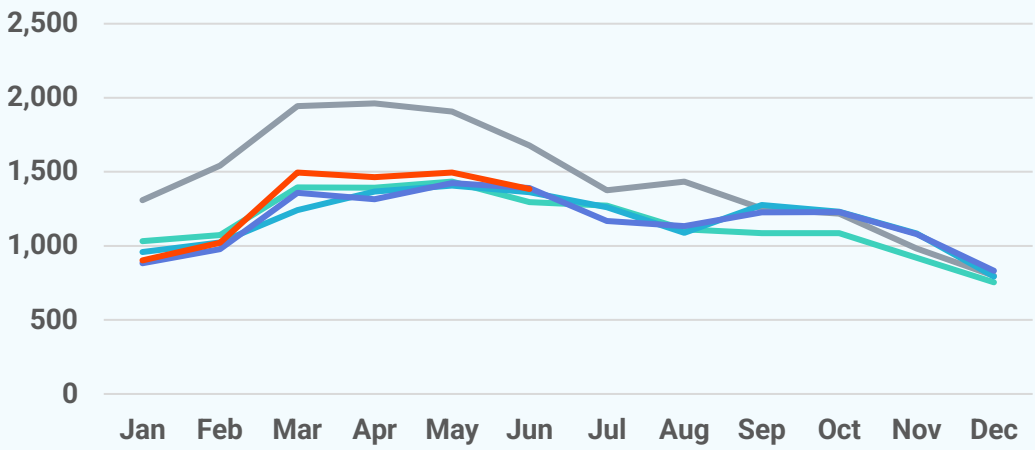
New Pending Sales

2026 2025 2024 2023 2022

1,383
June 2026

-0.5%
Jun '26 vs. Jun '25
(Jun '25: 1,390)

-7.5%
Jun '26 vs. May '26
(May '26: 1,495)



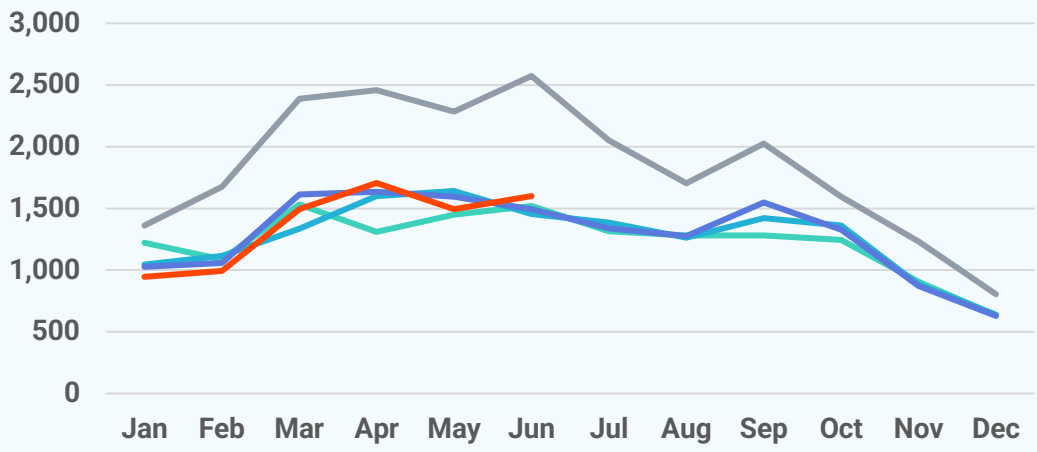
New Listings

2026 2025 2024 2023 2022

1,599
June 2026

+7.0%
Jun '26 vs. Jun '25
(Jun '25: 1,494)

+7.0%
Jun '26 vs. May '26
(May '26: 1,495)



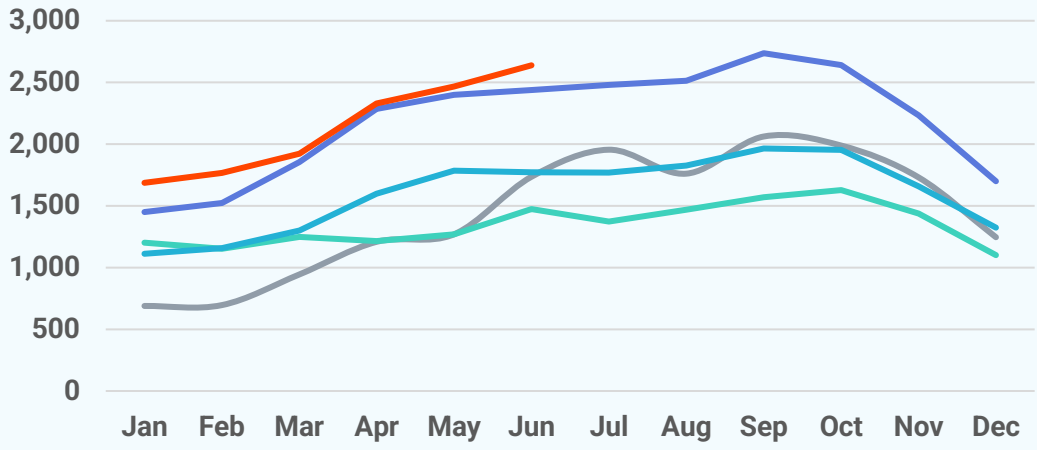
Active Listings

2026 2025 2024 2023 2022

2,639
June 2026

+8.2%
Jun '26 vs. Jun '25
(Jun '25: 2,439)

+7.0%
Jun '26 vs. May '26
(May '26: 2,467)



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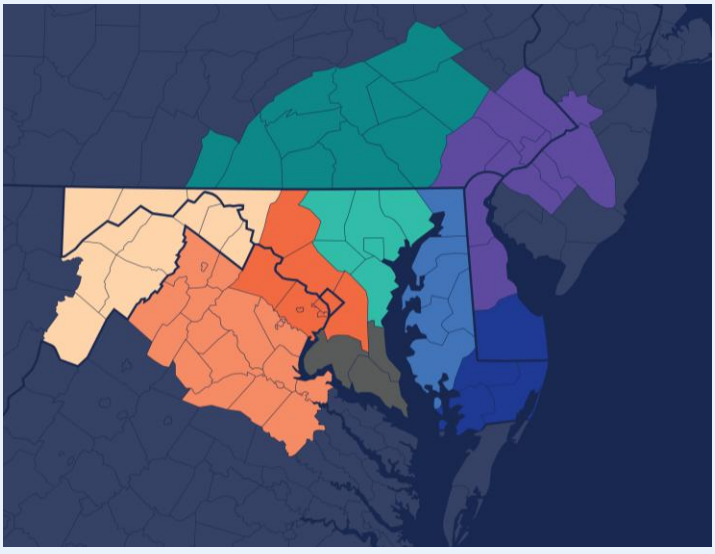


Washington D.C. Metro

June 2026 Condos Report

Prepared by Bright Research

Data as of July 7, 2026

Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	1,150	1,263	-8.9%
Median Sold Price	$406,000	$390,000	+4.1%
Median Days on Market	24 days	19 days	+5 days
New Pending Sales	1,095	1,284	-14.7%
New Listings	1,619	1,452	+11.5%
Active Listings	4,384	3,501	+25.2%
Months of Supply	4.22	3.21	+1.01 mos.

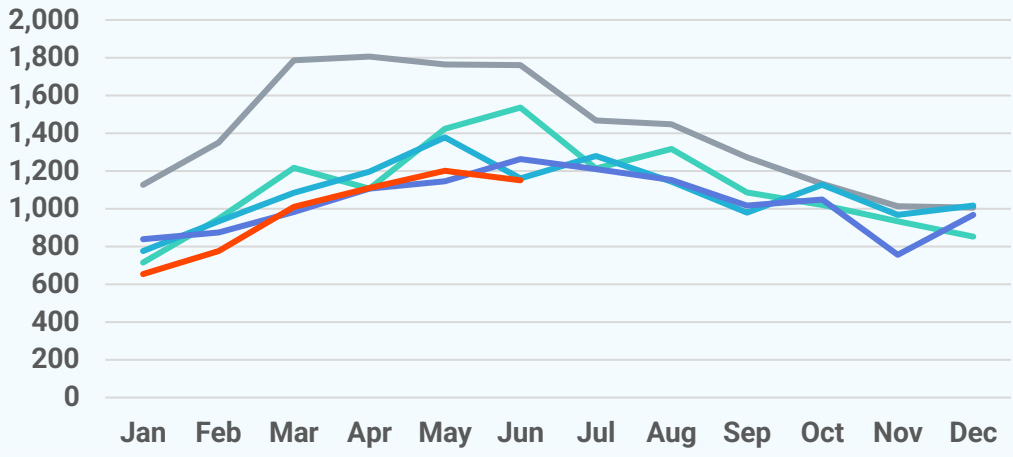
Closed Sales

2026 2025 2024 2023 2022

1,150
June 2026

-8.9%
Jun '26 vs. Jun '25
(Jun '25: 1,263)

-4.2%
Jun '26 vs. May '26
(May '26: 1,201)



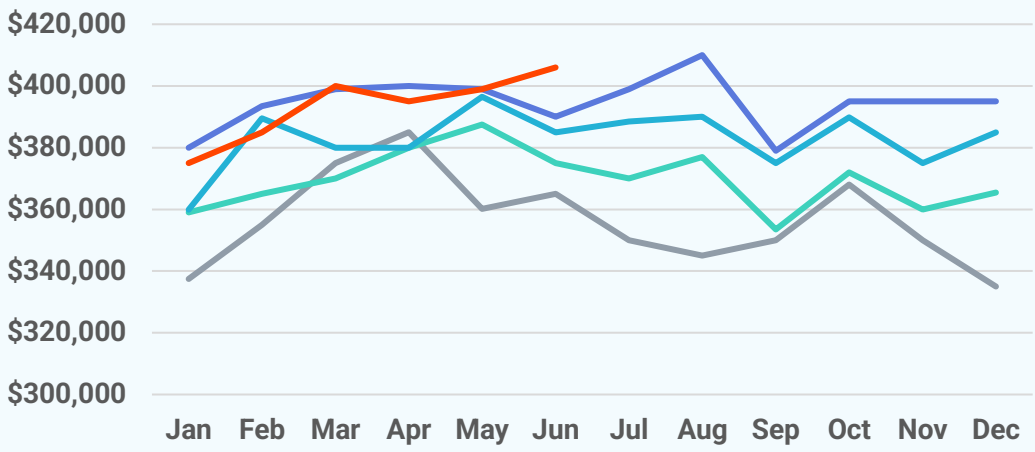
Median Sold Price

2026 2025 2024 2023 2022

$406,000
June 2026

+4.1%
Jun '26 vs. Jun '25
(Jun '25: $390,000)

+1.8%
Jun '26 vs. May '26
(May '26: $399,000)



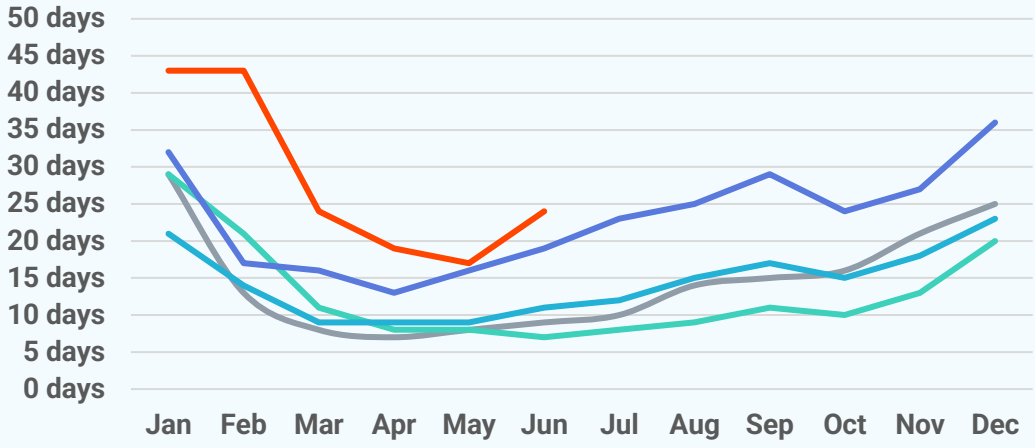
Median Days on Market

2026 2025 2024 2023 2022

24 days
June 2026

+5 days
Jun '26 vs. Jun '25
(Jun '25: 19 days)

+7 days
Jun '26 vs. May '26
(May '26: 17 days)



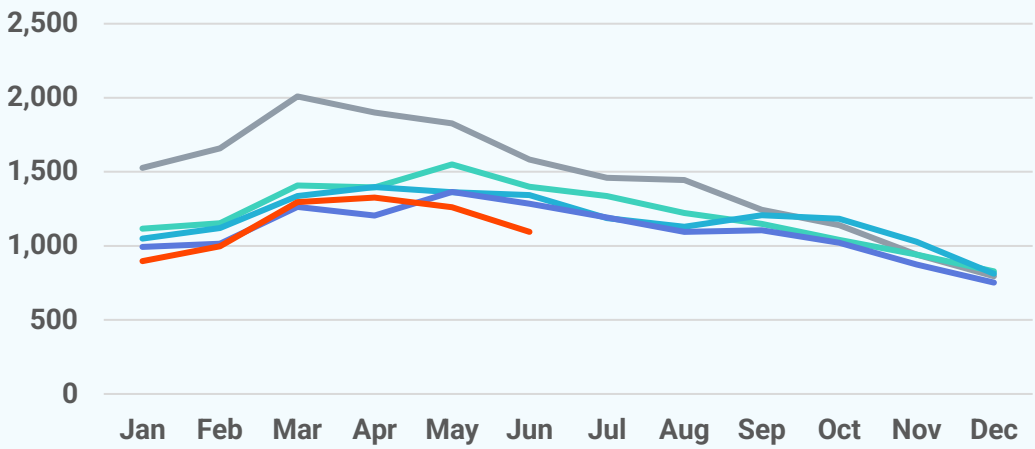
New Pending Sales

2026 2025 2024 2023 2022

1,095
June 2026

-14.7%
Jun '26 vs. Jun '25
(Jun '25: 1,284)

-13.1%
Jun '26 vs. May '26
(May '26: 1,260)



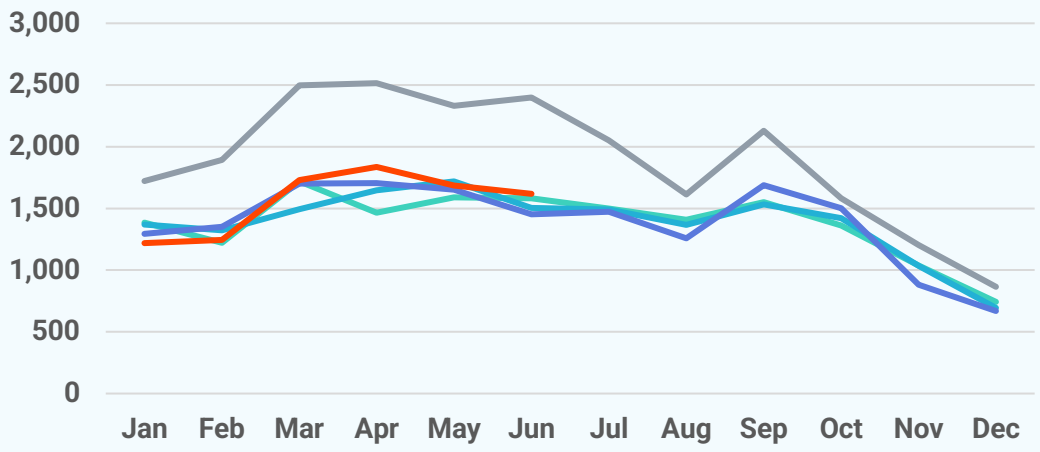
New Listings

2026 2025 2024 2023 2022

1,619
June 2026

+11.5%
Jun '26 vs. Jun '25
(Jun '25: 1,452)

-3.9%
Jun '26 vs. May '26
(May '26: 1,685)



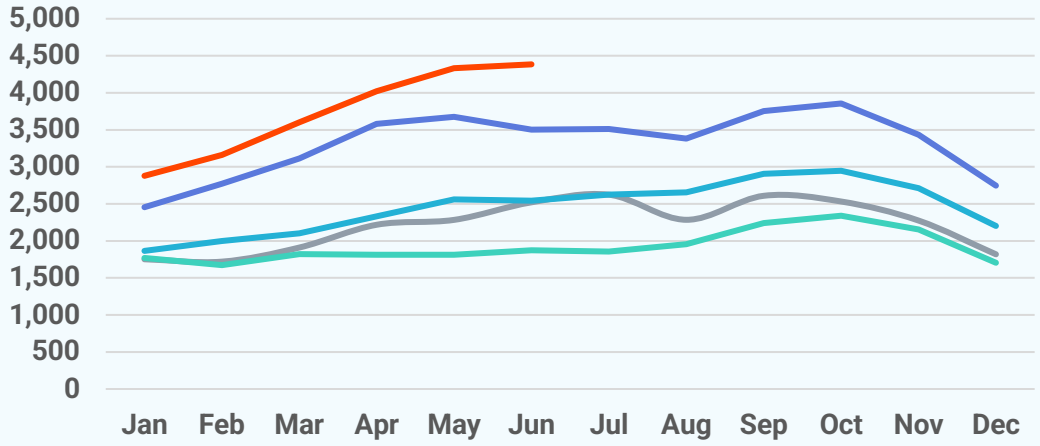
Active Listings

2026 2025 2024 2023 2022

4,384
June 2026

+25.2%
Jun '26 vs. Jun '25
(Jun '25: 3,501)

+1.2%
Jun '26 vs. May '26
(May '26: 4,332)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.

