

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	1,612	1,553	+3.8%	3,281	3,286	-0.2%
Median Sold Price	\$292,000	\$280,000	+4.3%	\$291,000	\$280,000	+3.9%
Median Days on Market	19 days	15 days	+4 days	19 days	16 days	+3 days
New Pending Sales	1,881	1,938	-2.9%	3,789	3,735	+1.4%
New Listings	1,861	1,898	-1.9%	3,974	4,020	-1.1%
Active Listings	3,416	3,061	+11.6%	3,416	3,061	+11.6%
Months of Supply	1.49	1.36	+0.13 mos.	1.49	1.36	+0.13 mos.
Showings	27,785	29,543	-6.0%	55,533	57,538	-3.5%

Housing Market Trends

Buyer momentum fades ahead of spring market.
Following an increase in new pending sales in January, buyer activity in Central Pennsylvania slowed in February 2026. The 1,881 new pending sales for the month were lower than January and 2.9% below last year. Showing activity also revealed less enthusiasm as we head into the spring buying season.

The higher pending sales in January did lead to an increase in closed sales in February. Closed sales rose 3.8% with solid gains in Berks, Franklin, Lancaster, and York counties.

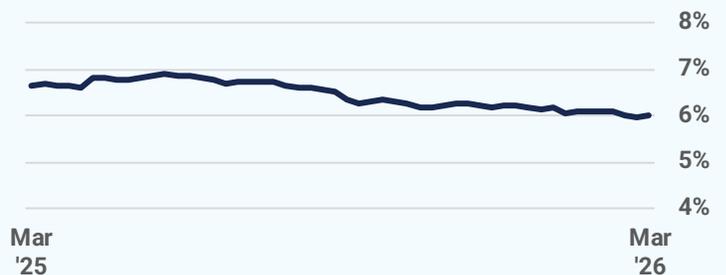
Homes have taken a bit longer to sell. In February 2026, the median days on market rose to 19 days, four days longer than last year.

Sellers watching the shifting market may be hesitating. New listings were 2.9% lower year-over-year with 1,861 new listings added in February 2026.

Market Outlook

Central Pennsylvania has been a highlight of the Mid-Atlantic region with better growth in sales and prices due to its relative affordability. However, even here, buyers and sellers have moved with caution at the start of 2026. The spring housing market was expected to be more robust, yet the outlook has gotten cloudier as uncertainty lingers.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

1,612

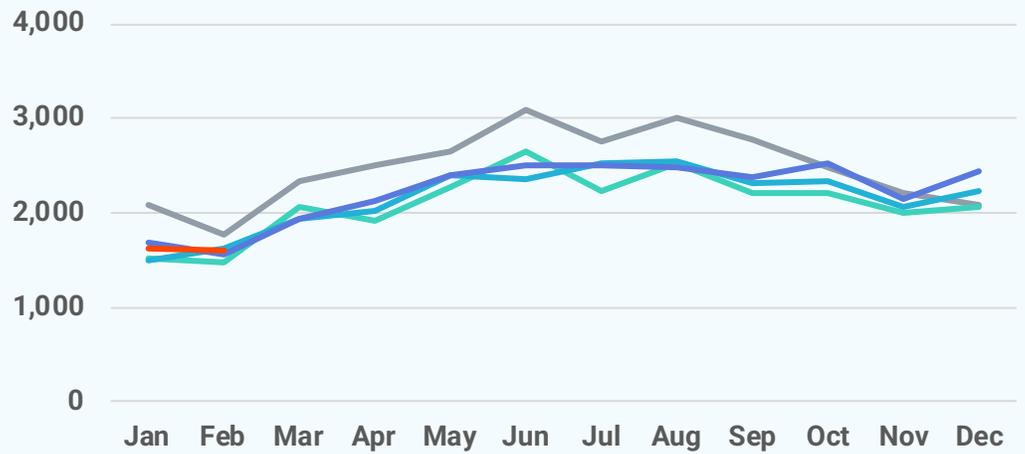
February 2026

+3.8%

Feb '26 vs. Feb '25
(Feb '25: 1,553)

-0.3%

Feb '26 vs. Jan '26
(Jan '26: 1,617)



Median Sold Price

2026

2025

2024

2023

2022

\$292,000

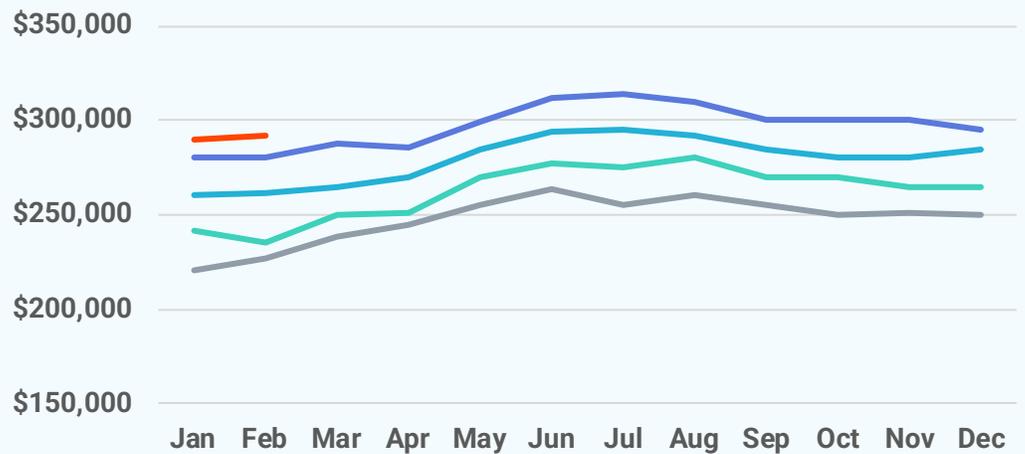
February 2026

+4.3%

Feb '26 vs. Feb '25
(Feb '25: \$280,000)

+0.7%

Feb '26 vs. Jan '26
(Jan '26: \$290,000)



Median Days on Market

2026

2025

2024

2023

2022

19 days

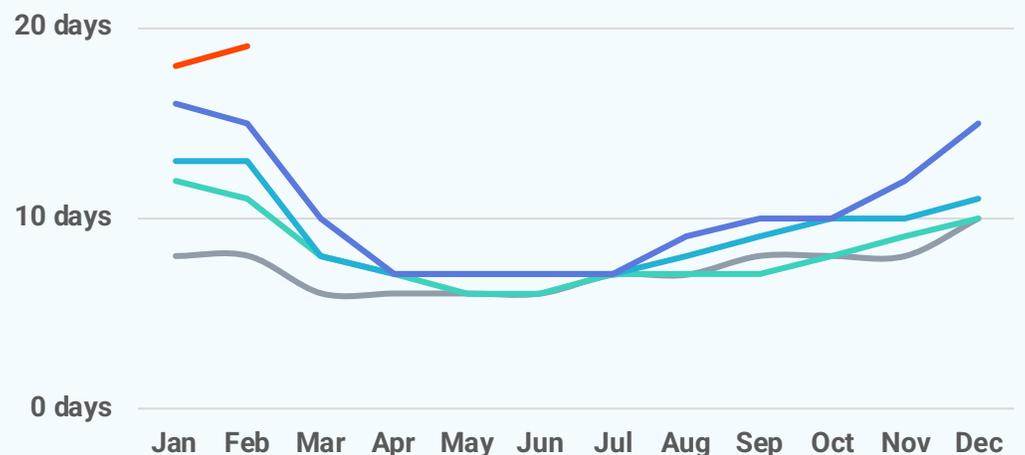
February 2026

+4 days

Feb '26 vs. Feb '25
(Feb '25: 15 days)

+1 day

Feb '26 vs. Jan '26
(Jan '26: 18 days)



New Pending Sales

2026

2025

2024

2023

2022

1,881

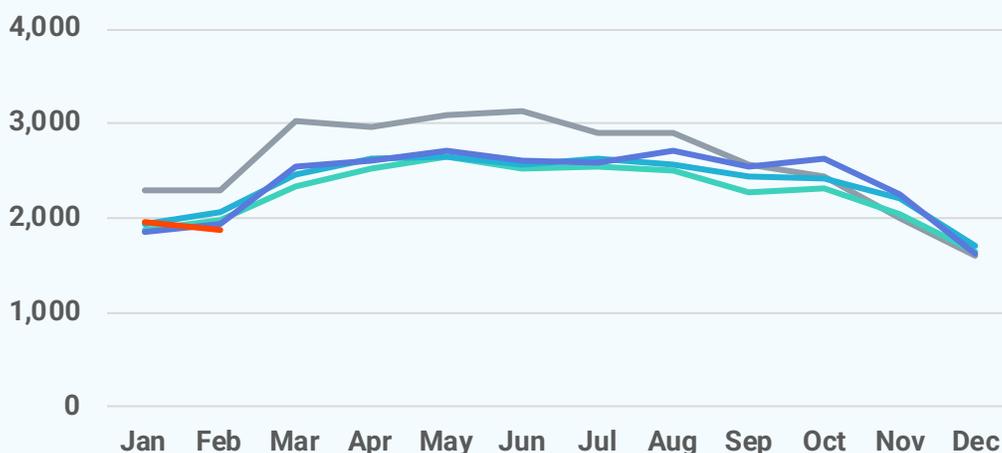
February 2026

-2.9%

Feb '26 vs. Feb '25
(Feb '25: 1,938)

-3.9%

Feb '26 vs. Jan '26
(Jan '26: 1,958)



New Listings

2026

2025

2024

2023

2022

1,861

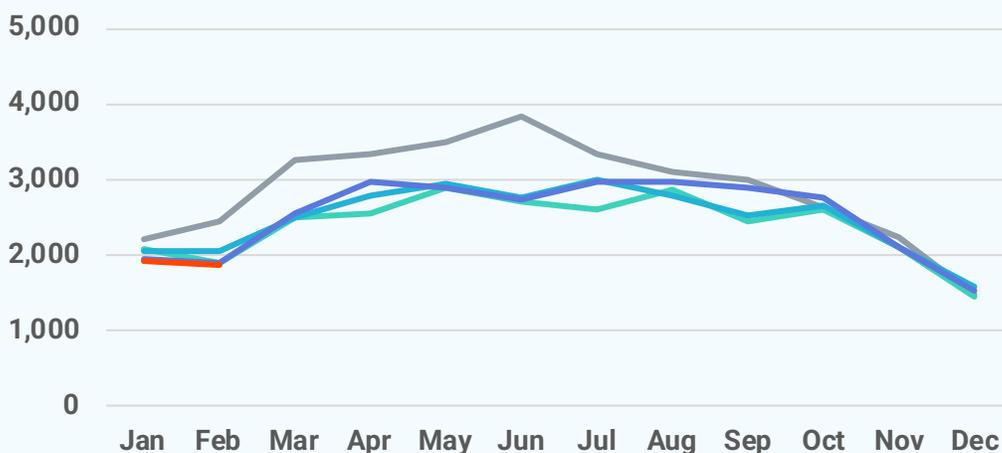
February 2026

-1.9%

Feb '26 vs. Feb '25
(Feb '25: 1,898)

-2.8%

Feb '26 vs. Jan '26
(Jan '26: 1,914)



Active Listings

2026

2025

2024

2023

2022

3,416

February 2026

+11.6%

Feb '26 vs. Feb '25
(Feb '25: 3,061)

-1.5%

Feb '26 vs. Jan '26
(Jan '26: 3,468)



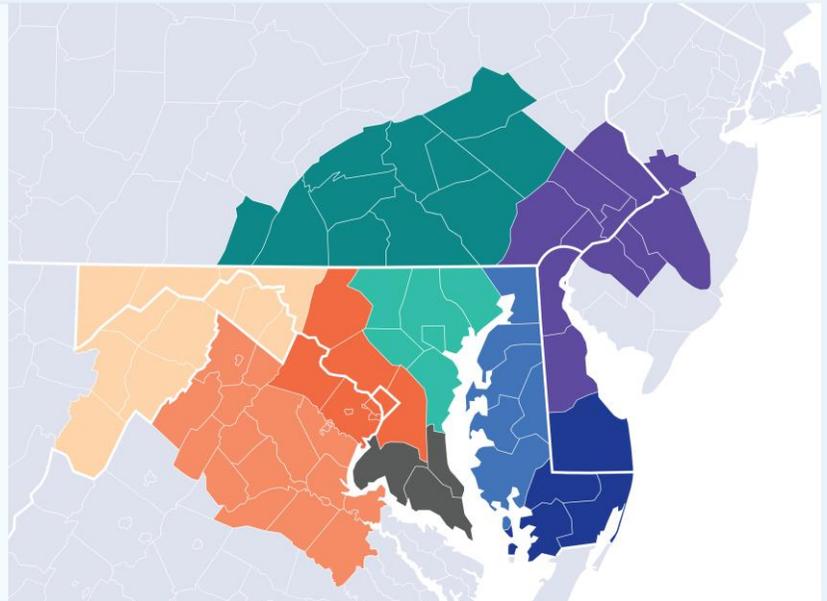
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Central PA	1,612	+3.8%	\$292,000	+4.3%	19 days	+4 days
Adams County, PA	70	-2.8%	\$285,000	-9.5%	33 days	+1 day
Berks County, PA	238	+17.8%	\$286,250	+10.1%	14 days	+3 days
Cumberland County, PA	170	-7.1%	\$300,000	-5.5%	25 days	+15 days
Dauphin County, PA	187	-2.6%	\$268,000	+3.1%	20 days	+5 days
Franklin County, PA	111	+13.3%	\$291,500	+6.0%	28 days	+10 days
Fulton County, PA	5	-16.7%	\$180,000	+38.5%	0 days	-24 days
Lancaster County, PA	278	+6.5%	\$349,950	+2.2%	11 days	+2 days
Lebanon County, PA	85	+1.2%	\$314,250	+17.3%	13 days	-5 days
Perry County, PA	26	+8.3%	\$311,600	+31.2%	32 days	+24 days
Schuylkill County, PA	84	-1.2%	\$177,750	+17.9%	44 days	+13 days
York County, PA	358	+3.5%	\$294,950	+11.3%	16 days	-3 days

Local Markets	New Pending Sales		New Listings		Showings	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Central PA	1,881	-2.9%	1,861	-1.9%	27,785	-6.0%
Adams County, PA	68	-22.7%	101	+11.0%	1,076	-10.5%
Berks County, PA	273	-11.7%	239	-14.9%	4,325	-19.1%
Cumberland County, PA	208	+8.9%	236	+34.1%	3,350	-7.5%
Dauphin County, PA	228	-1.7%	208	+0.0%	3,599	-9.1%
Franklin County, PA	144	-8.9%	134	-14.1%	1,525	-8.2%
Fulton County, PA	12	+300.0%	11	+175.0%	109	+186.8%
Lancaster County, PA	312	-2.8%	307	-15.9%	5,156	+0.3%
Lebanon County, PA	90	-19.6%	84	-7.7%	1,167	-15.5%
Perry County, PA	40	+66.7%	42	+147.1%	444	+28.0%
Schuylkill County, PA	92	-3.2%	107	+17.6%	1,008	+11.6%
York County, PA	414	+2.2%	392	-6.2%	6,026	+1.4%

Local Markets	Active Listings		Months of Supply	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Central PA	3,416	+11.6%	1.49	+0.13 months
Adams County, PA	218	+30.5%	2.29	+0.37 months
Berks County, PA	312	+1.0%	0.91	-0.01 months
Cumberland County, PA	414	+11.3%	1.62	+0.13 months
Dauphin County, PA	392	+13.0%	1.50	+0.21 months
Franklin County, PA	287	+10.4%	1.91	+0.04 months
Fulton County, PA	20	+42.9%	2.86	+0.53 months
Lancaster County, PA	496	+2.9%	1.16	-0.05 months
Lebanon County, PA	318	+38.3%	2.32	+0.54 months
Perry County, PA	58	+28.9%	1.71	+0.3 months
Schuylkill County, PA	219	+0.9%	1.96	+0 months
York County, PA	682	+10.4%	1.44	+0.15 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**,
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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	1,105	1,091	+1.3%
Median Sold Price	\$329,000	\$317,500	+3.6%
Median Days on Market	20 days	16 days	+4 days
New Pending Sales	1,250	1,329	-5.9%
New Listings	1,294	1,278	+1.3%
Active Listings	2,440	2,274	+7.3%
Months of Supply	1.51	1.46	+0.05 mos.

Closed Sales

2026

2025

2024

2023

2022

1,105

February 2026

+1.3%

Feb '26 vs. Feb '25
(Feb '25: 1,091)

-0.7%

Feb '26 vs. Jan '26
(Jan '26: 1,113)



Median Sold Price

2026 2025 2024 2023 2022

\$329,000

February 2026

+3.6%

Feb '26 vs. Feb '25
(Feb '25: \$317,500)

+2.7%

Feb '26 vs. Jan '26
(Jan '26: \$320,500)



Median Days on Market

2026 2025 2024 2023 2022

20 days

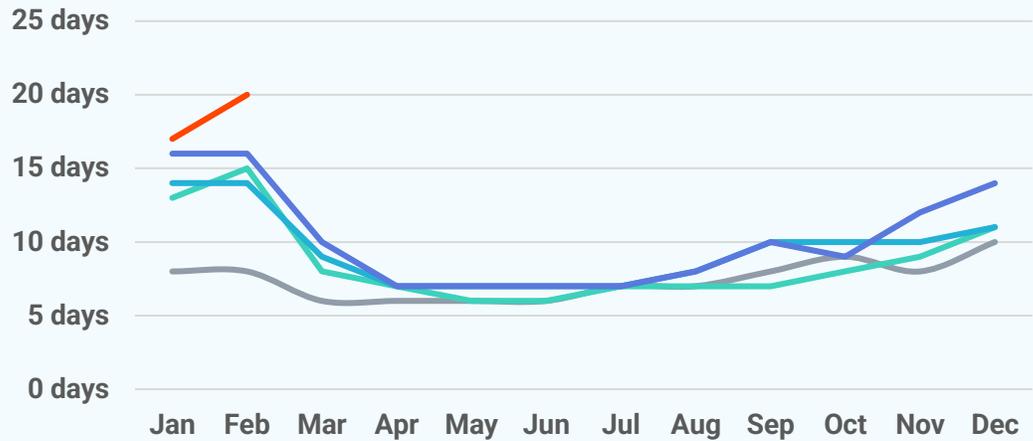
February 2026

+4 days

Feb '26 vs. Feb '25
(Feb '25: 16 days)

+3 days

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



New Pending Sales

2026 2025 2024 2023 2022

1,250

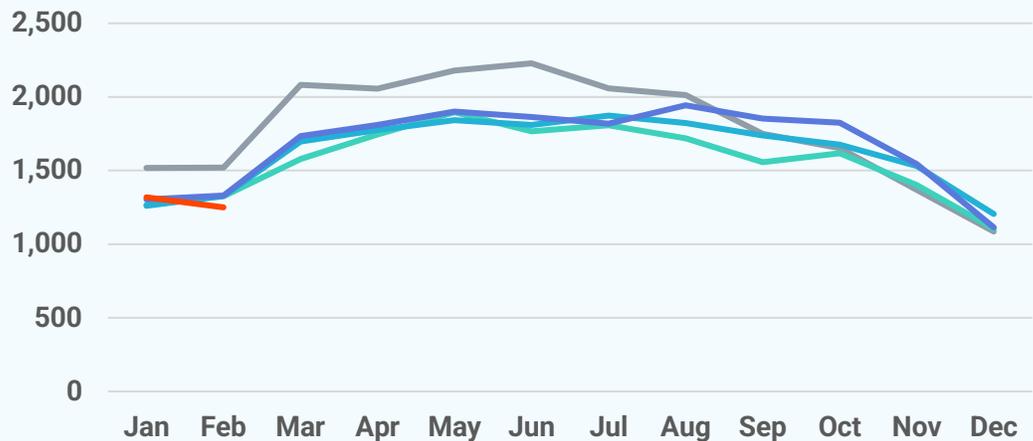
February 2026

-5.9%

Feb '26 vs. Feb '25
(Feb '25: 1,329)

-5.2%

Feb '26 vs. Jan '26
(Jan '26: 1,318)



New Listings

2026

2025

2024

2023

2022

1,294

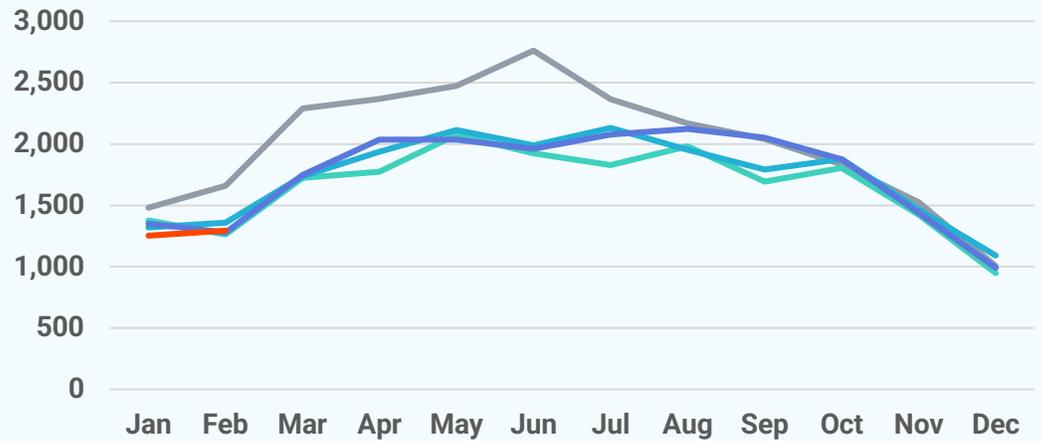
February 2026

+1.3%

Feb '26 vs. Feb '25
(Feb '25: 1,278)

+3.3%

Feb '26 vs. Jan '26
(Jan '26: 1,253)



Active Listings

2026

2025

2024

2023

2022

2,440

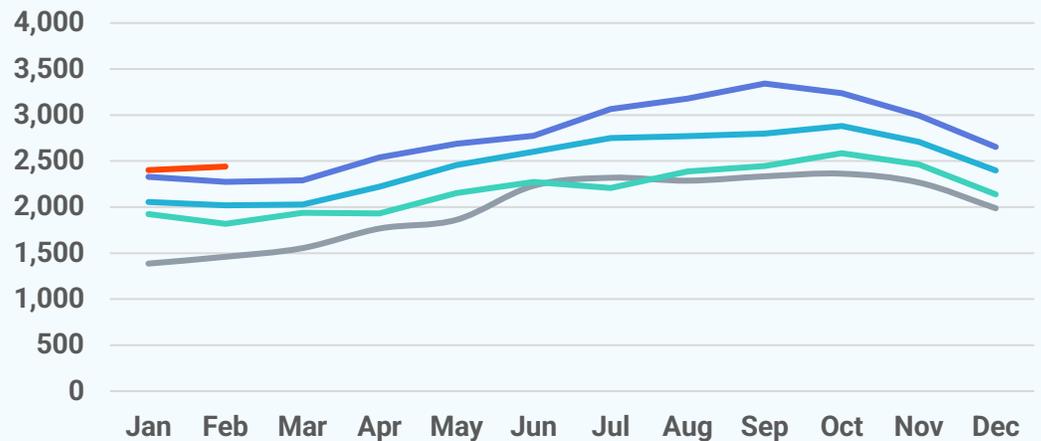
February 2026

+7.3%

Feb '26 vs. Feb '25
(Feb '25: 2,274)

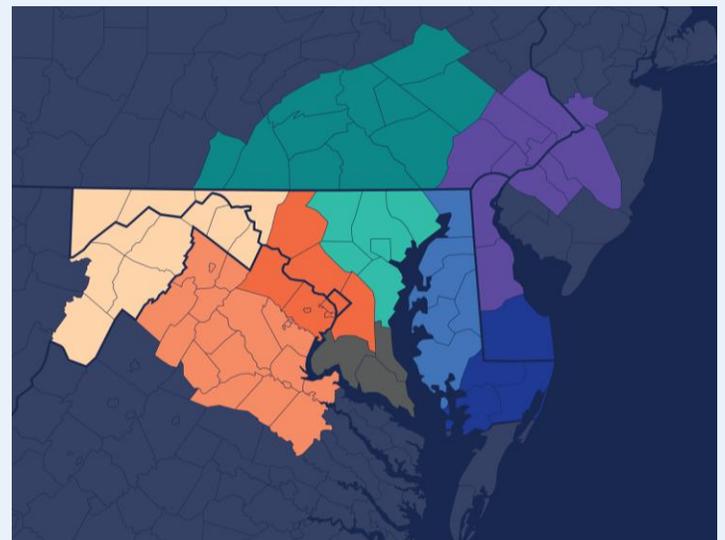
+1.6%

Feb '26 vs. Jan '26
(Jan '26: 2,402)



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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	451	416	+8.4%
Median Sold Price	\$234,718	\$224,900	+4.4%
Median Days on Market	17 days	14 days	+3 days
New Pending Sales	585	545	+7.3%
New Listings	527	564	-6.6%
Active Listings	873	725	+20.4%
Months of Supply	1.44	1.17	+0.27 mos.

Closed Sales

2026

2025

2024

2023

2022

451

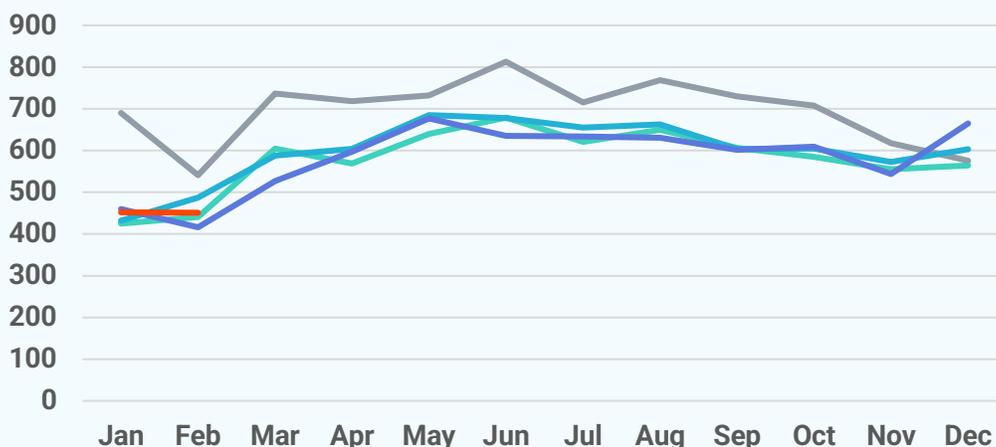
February 2026

+8.4%

Feb '26 vs. Feb '25
(Feb '25: 416)

-0.2%

Feb '26 vs. Jan '26
(Jan '26: 452)



Median Sold Price

2026 2025 2024 2023 2022

\$234,718

February 2026

+4.4%

Feb '26 vs. Feb '25
(Feb '25: \$224,900)

+2.1%

Feb '26 vs. Jan '26
(Jan '26: \$229,950)



Median Days on Market

2026 2025 2024 2023 2022

17 days

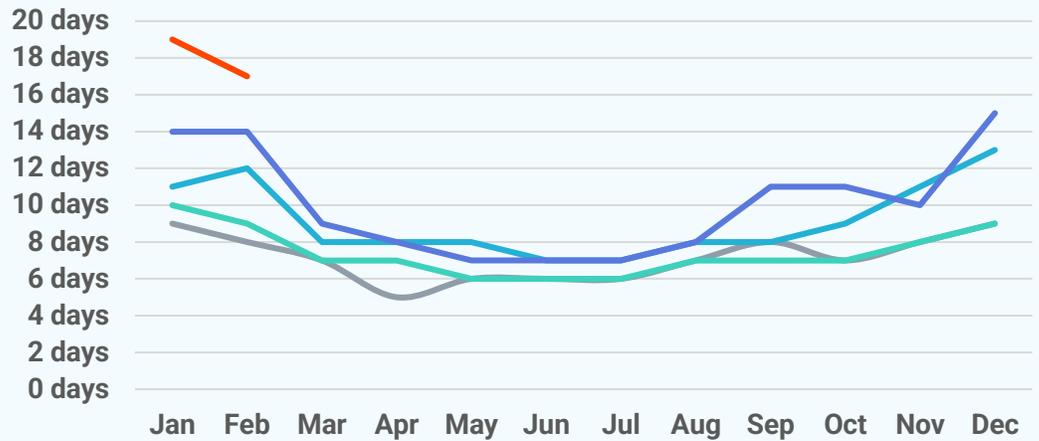
February 2026

+3 days

Feb '26 vs. Feb '25
(Feb '25: 14 days)

-2 days

Feb '26 vs. Jan '26
(Jan '26: 19 days)



New Pending Sales

2026 2025 2024 2023 2022

585

February 2026

+7.3%

Feb '26 vs. Feb '25
(Feb '25: 545)

+0.7%

Feb '26 vs. Jan '26
(Jan '26: 581)



New Listings

2026

2025

2024

2023

2022

527

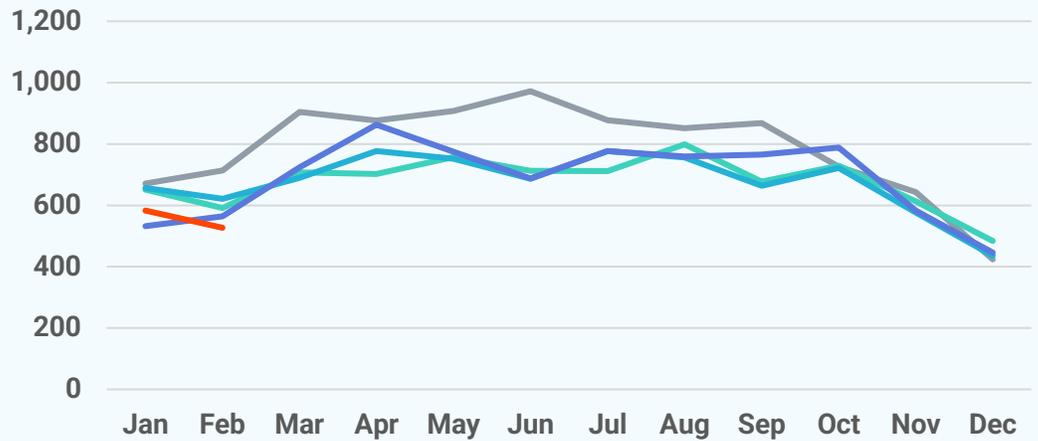
February 2026

-6.6%

Feb '26 vs. Feb '25
(Feb '25: 564)

-9.6%

Feb '26 vs. Jan '26
(Jan '26: 583)



Active Listings

2026

2025

2024

2023

2022

873

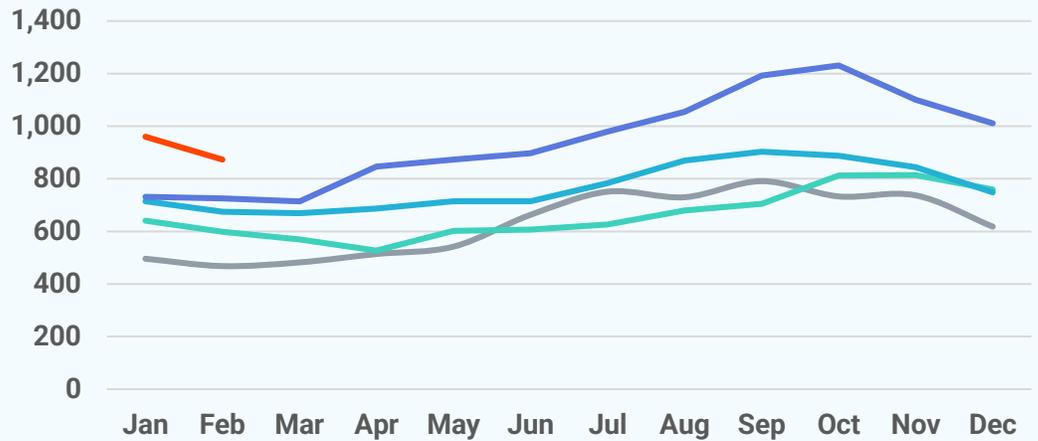
February 2026

+20.4%

Feb '26 vs. Feb '25
(Feb '25: 725)

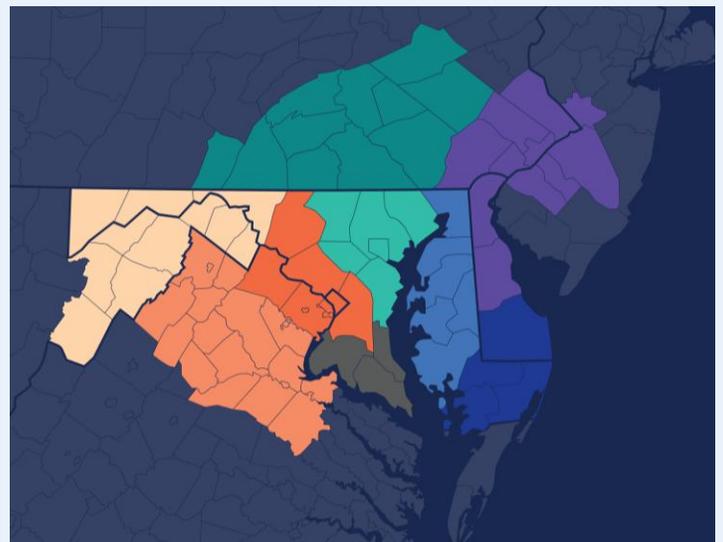
-9.1%

Feb '26 vs. Jan '26
(Jan '26: 960)



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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	56	42	+33.3%
Median Sold Price	\$237,412	\$242,950	-2.3%
Median Days on Market	23 days	7 days	+16 days
New Pending Sales	46	63	-27.0%
New Listings	39	56	-30.4%
Active Listings	103	62	+66.1%
Months of Supply	1.45	0.98	+0.47 mos.

Closed Sales

2026

2025

2024

2023

2022

56

February 2026

+33.3%

Feb '26 vs. Feb '25
(Feb '25: 42)

+7.7%

Feb '26 vs. Jan '26
(Jan '26: 52)



Median Sold Price

2026 2025 2024 2023 2022

\$237,412

February 2026

-2.3%

Feb '26 vs. Feb '25
(Feb '25: \$242,950)

-9.6%

Feb '26 vs. Jan '26
(Jan '26: \$262,500)



Median Days on Market

2026 2025 2024 2023 2022

23 days

February 2026

+16 days

Feb '26 vs. Feb '25
(Feb '25: 7 days)

+2 days

Feb '26 vs. Jan '26
(Jan '26: 21 days)



New Pending Sales

2026 2025 2024 2023 2022

46

February 2026

-27.0%

Feb '26 vs. Feb '25
(Feb '25: 63)

-22.0%

Feb '26 vs. Jan '26
(Jan '26: 59)



New Listings

2026

2025

2024

2023

2022

39

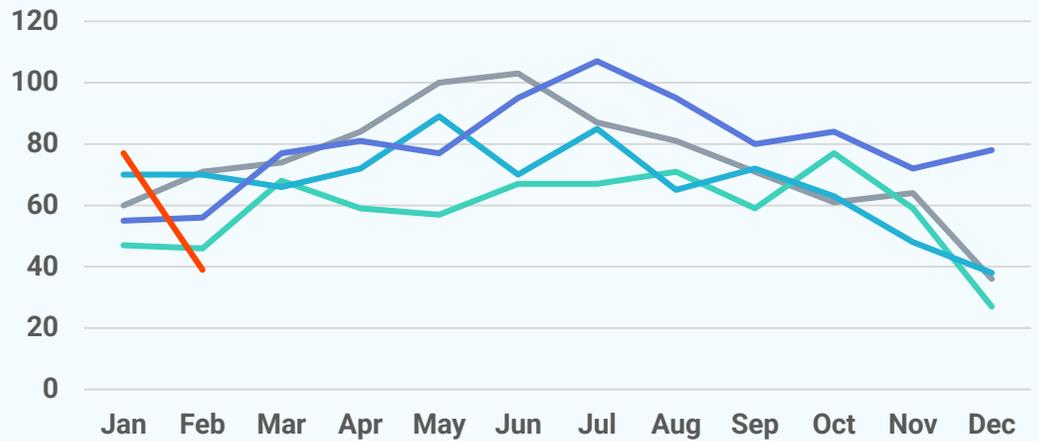
February 2026

-30.4%

Feb '26 vs. Feb '25
(Feb '25: 56)

-49.4%

Feb '26 vs. Jan '26
(Jan '26: 77)



Active Listings

2026

2025

2024

2023

2022

103

February 2026

+66.1%

Feb '26 vs. Feb '25
(Feb '25: 62)

-2.8%

Feb '26 vs. Jan '26
(Jan '26: 106)



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