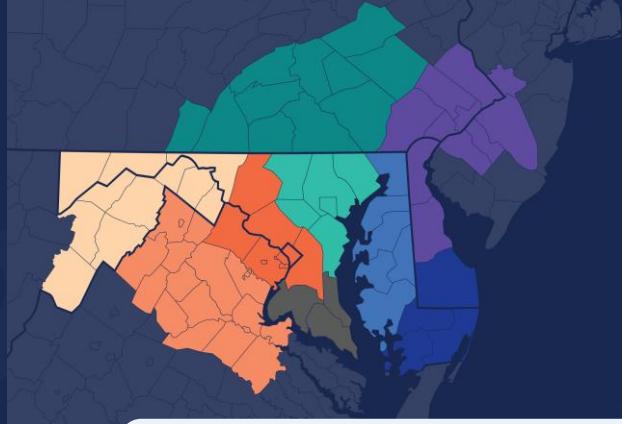
Mid-Atlantic Region

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	23,278	21,703	+7.3%	106,955	105,866	+1.0%
Median Sold Price	$460,000	$449,600	+2.3%	$433,000	$420,000	+3.1%
Median Days on Market	11 days	11 days	+0 days	14 days	12 days	+2 days
New Pending Sales	22,817	21,962	+3.9%	120,648	116,842	+3.3%
New Listings	25,649	23,697	+8.2%	159,980	154,735	+3.4%
Active Listings	49,413	43,813	+12.8%	49,413	43,813	+12.8%
Months of Supply	2.65	2.35	+0.3 mos.	2.65	2.35	+0.3 mos.
Showings	389,661	395,076	-1.4%	2,324,238	2,314,105	+0.4%

Housing Market Trends

Mid-Atlantic housing market resilient through the first half of the year. Despite headwinds in the market, home sales activity in the Bright MLS service area was solid in June. Both buyers and sellers were active last month, as the spring homebuying season extended into the summer.

There were 23,278 closed sales across the Bright MLS service area in June, a 7.3% increase compared to a year ago. New pending sales were up 3.9% year-over-year. Even though mortgage rates remain in the 6.5% range, buyers are acting now, perhaps concerned about higher rates later in the year.

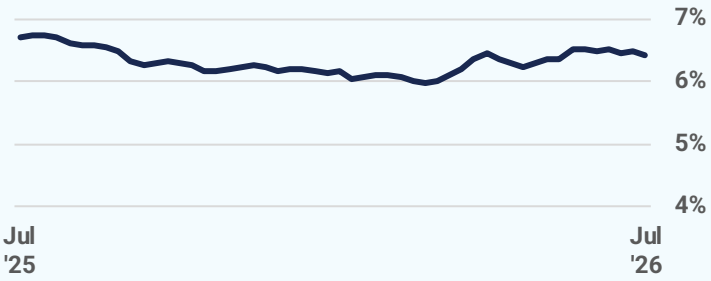
Higher-income buyers continue to drive transactions, pushing up home prices. The median home price in June was $460,000, another new record high for the region. Homes are still selling fast, with a median days on market of 11.

Listing activity has rebounded after a slow start to the year. A total of 25,649 new listings came onto the market in June, an 8.2% gain from a year ago.

Market Outlook

The Mid-Atlantic housing market continues to defy expectations with strong sales activity and price growth amidst economic and market uncertainty. The biggest constraint in the market is affordability, with prices at record highs and mortgage rates stuck at 6.5%. The second half of 2026 will be characterized by a continuation of the K-shaped housing market, where higher-income buyers remain active and moderate-income buyers remain on the sidelines.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

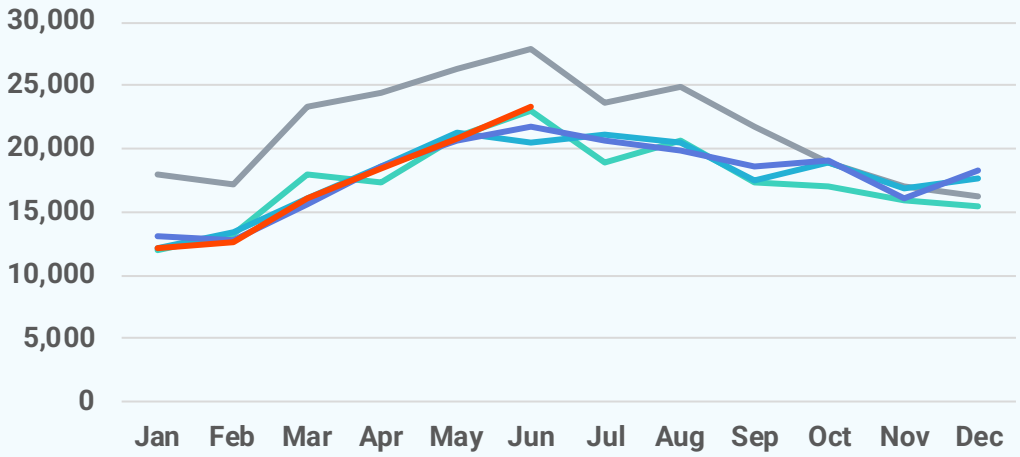
Closed Sales

2026 2025 2024 2023 2022

46,086
June 2026

+7.3%
Jun '26 vs. Jun '25
(Jun '25: 21,703)

+11.8%
Jun '26 vs. May '26
(May '26: 20,820)



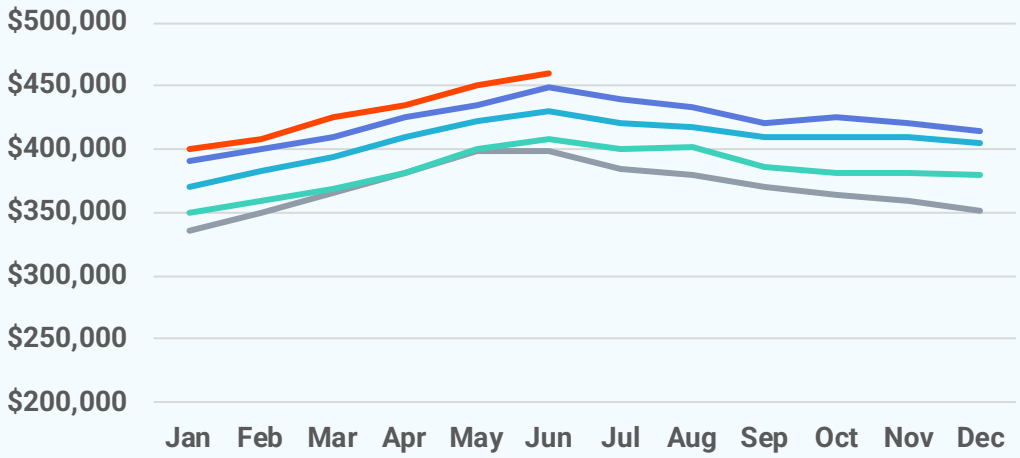
Median Sold Price

2026 2025 2024 2023 2022

$460,000
June 2026

+2.3%
Jun '26 vs. Jun '25
(Jun '25: $449,600)

+2.2%
Jun '26 vs. May '26
(May '26: $450,000)



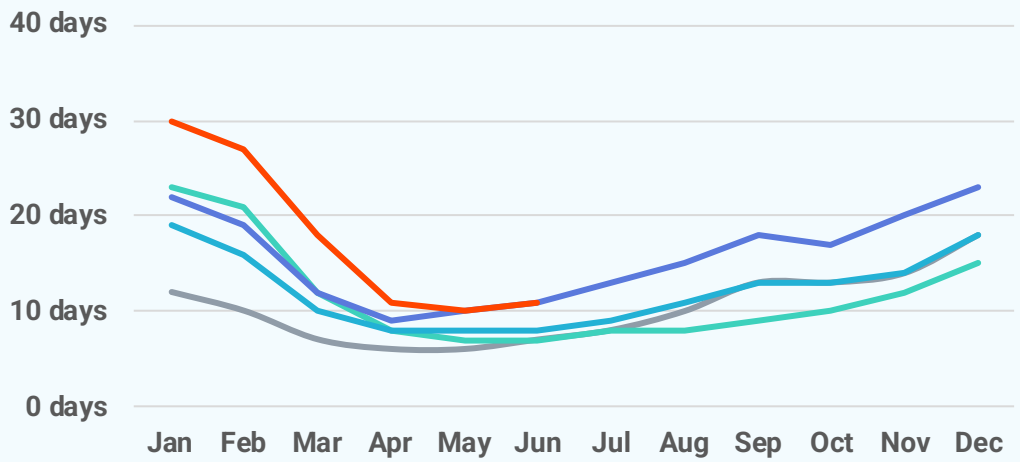
Median Days on Market

2026 2025 2024 2023 2022

11 days
June 2026

+0 days
Jun '26 vs. Jun '25
(Jun '25: 11 days)

+1 day
Jun '26 vs. May '26
(May '26: 10 days)



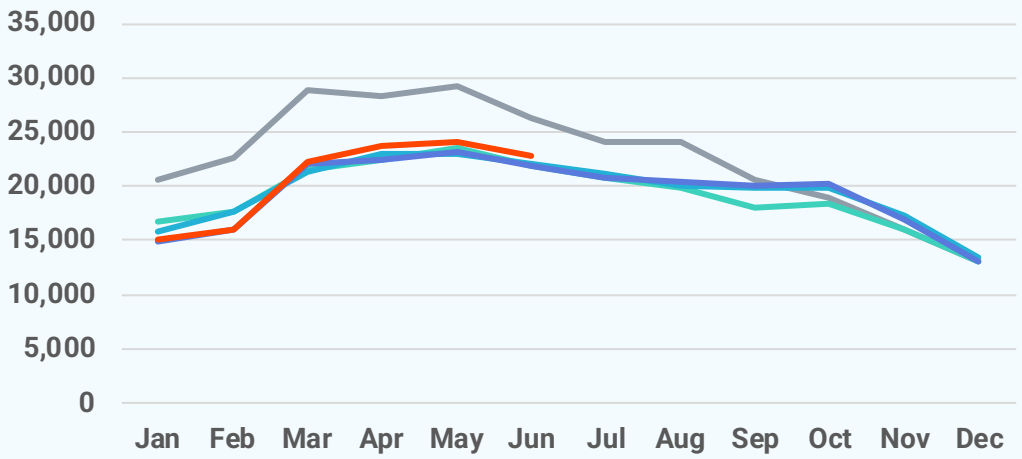
New Pending Sales

2026 2025 2024 2023 2022

22,817
June 2026

+3.9%
Jun '26 vs. Jun '25
(Jun '25: 21,962)

-5.5%
Jun '26 vs. May '26
(May '26: 24,153)



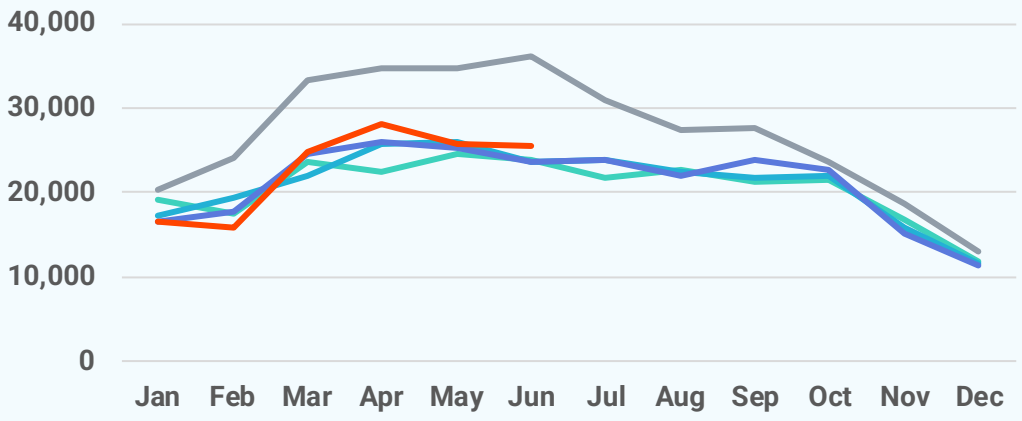
New Listings

2026 2025 2024 2023 2022

25,649
June 2026

+8.2%
Jun '26 vs. Jun '25
(Jun '25: 23,697)

-0.5%
Jun '26 vs. May '26
(May '26: 25,771)



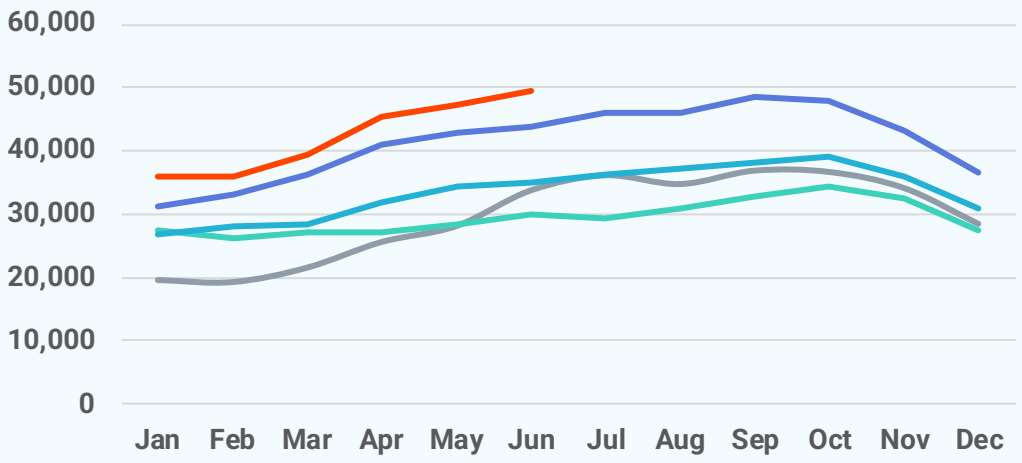
Active Listings

2026 2025 2024 2023 2022

49,413
June 2026

+12.8%
Jun '26 vs. Jun '25
(Jun '25: 43,813)

+4.4%
Jun '26 vs. May '26
(May '26: 47,340)



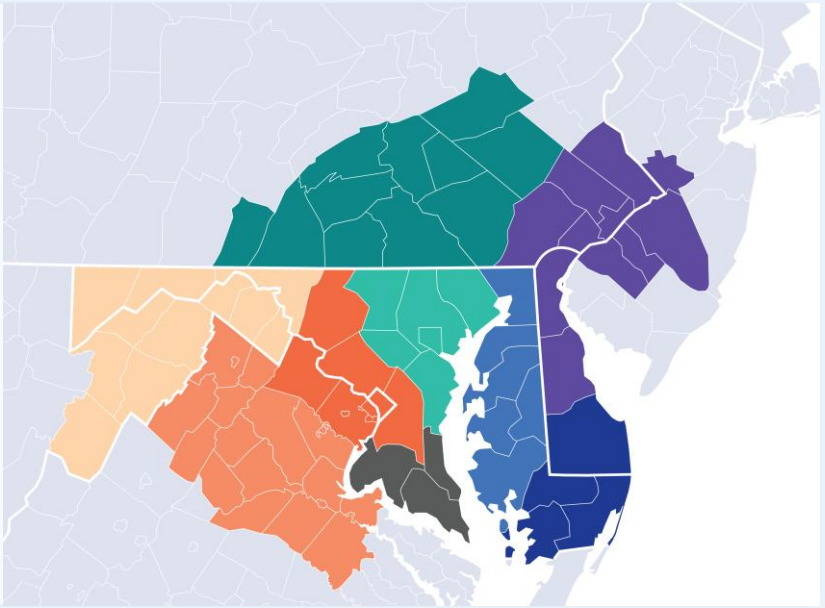
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Mid-Atlantic	23,278	+7.3%	$460,000	+2.3%	11 days	+0 days
Philadelphia Metro	6,774	+4.0%	$430,000	+3.4%	10 days	+0 days
Baltimore Metro	3,200	+4.0%	$440,000	+3.5%	10 days	+1 day
Washington, D.C. Metro	5,274	+4.4%	$675,000	+3.8%	11 days	-1 day
Central Pennsylvania	2,842	+13.3%	$330,995	+6.1%	7 days	+0 days
MD/WV Panhandle	785	+24.8%	$331,000	+3.3%	15 days	+1 day
MD Eastern Shore	356	-2.2%	$410,000	+3.8%	16 days	-4 days
Del/Mar Coastal	939	+19.2%	$429,945	+3.5%	33 days	+0 days
Southern Maryland	565	+24.4%	$475,000	+0.6%	15 days	+2 days
North Central Virginia	1,802	+11.3%	$525,000	+1.9%	11 days	+0 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Mid-Atlantic	22,817	+3.9%	25,649	+8.2%	389,661	-1.4%
Philadelphia Metro	6,856	+6.9%	7,858	+9.8%	130,161	+0.4%
Baltimore Metro	3,258	+0.8%	3,342	+4.1%	54,776	-4.1%
Washington, D.C. Metro	4,936	-0.7%	5,452	+3.7%	92,341	-4.4%
Central Pennsylvania	2,814	+8.1%	3,099	+12.9%	38,010	+3.3%
MD/WV Panhandle	787	+18.5%	907	+6.6%	10,271	+7.9%
MD Eastern Shore	360	+0.3%	425	+1.2%	4,346	-1.1%
Del/Mar Coastal	876	+9.2%	1,058	+20.9%	11,453	-3.4%
Southern Maryland	481	-5.5%	566	+0.0%	8,066	+1.3%
North Central Virginia	1,711	+2.9%	2,021	+15.8%	26,910	-1.8%

Local Markets	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Mid-Atlantic	49,413	+12.8%	2.65	+0.3 months
Philadelphia Metro	13,282	+12.4%	2.47	+0.29 months
Baltimore Metro	6,752	+17.4%	2.58	+0.41 months
Washington, D.C. Metro	11,168	+9.0%	2.69	+0.22 months
Central Pennsylvania	4,266	+12.8%	1.84	+0.17 months
MD/WV Panhandle	1,900	+7.0%	2.86	+0.11 months
MD Eastern Shore	1,324	+18.6%	4.30	+0.59 months
Del/Mar Coastal	3,699	+10.1%	4.83	+0.52 months
Southern Maryland	1,147	+17.6%	2.74	+0.32 months
North Central Virginia	3,878	+23.2%	2.73	+0.45 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:

- (202) 309-9362
- christy.reap@brightmls.com

Mid-Atlantic Region

June 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2026

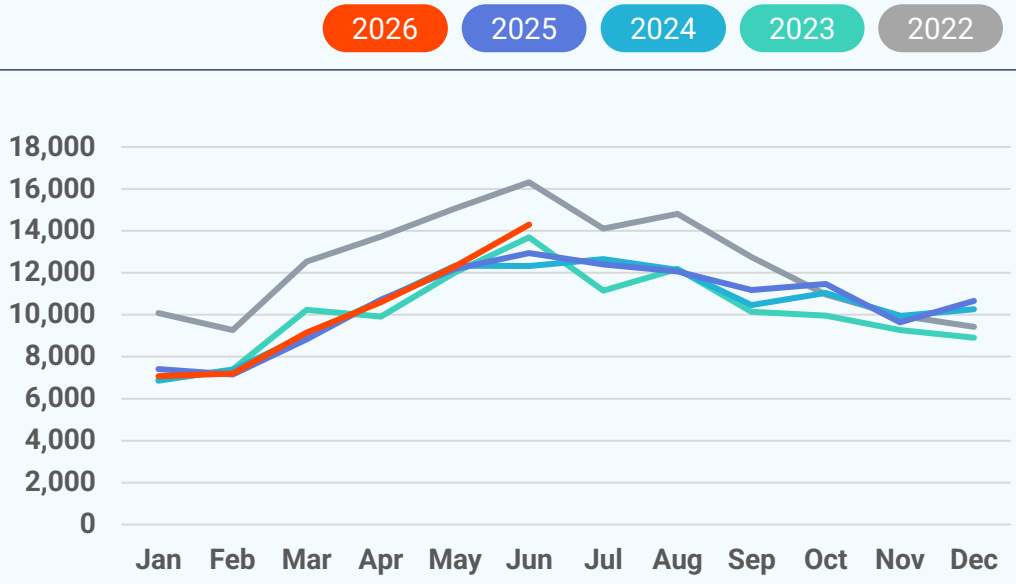
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	14,299	12,941	+10.5%
Median Sold Price	$529,000	$519,900	+1.8%
Median Days on Market	9 days	10 days	-1 day
New Pending Sales	14,071	13,197	+6.6%
New Listings	14,644	13,775	+6.3%
Active Listings	26,540	24,668	+7.6%
Months of Supply	2.41	2.27	+0.14 mos.

Closed Sales

14,299
June 2026

+10.5%
Jun '26 vs. Jun '25
(Jun '25: 12,941)

+16.1%
Jun '26 vs. May '26
(May '26: 12,314)



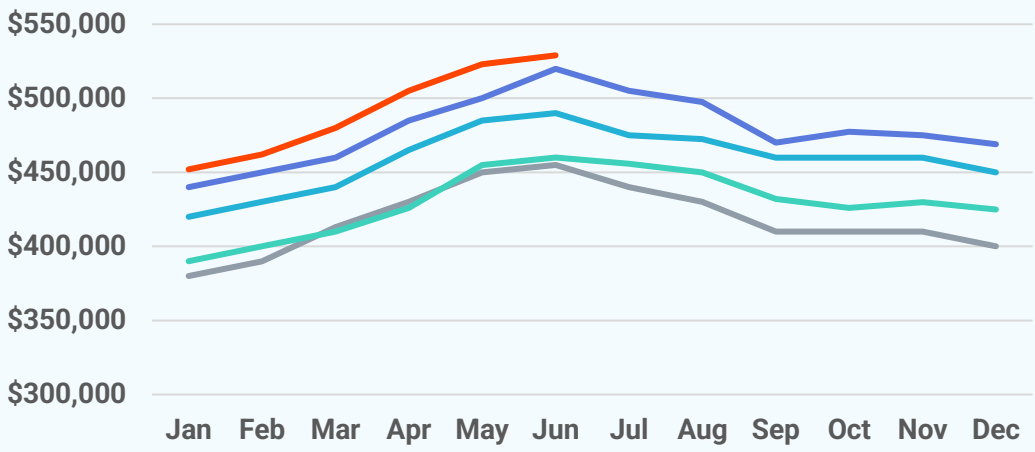
Median Sold Price

2026 2025 2024 2023 2022

$529,000
June 2026

+1.8%
Jun '26 vs. Jun '25
(Jun '25: $519,900)

+1.1%
Jun '26 vs. May '26
(May '26: $523,000)



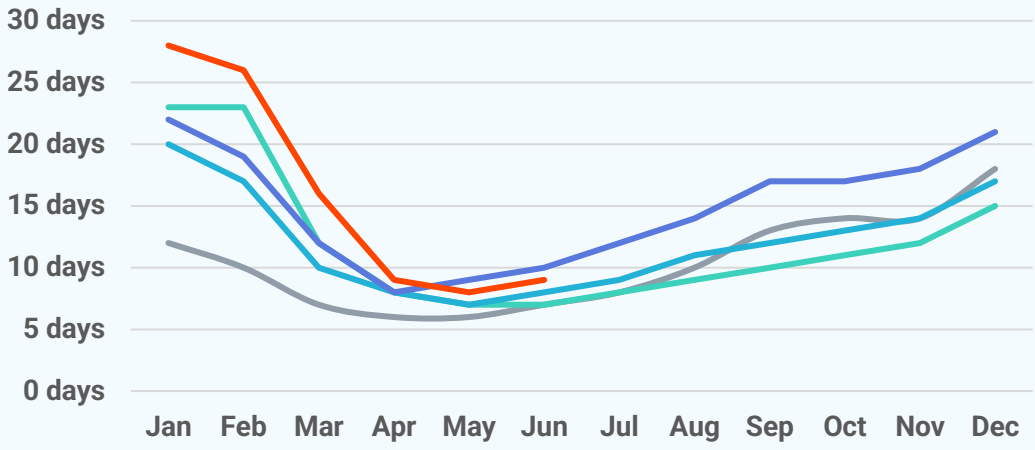
Median Days on Market

2026 2025 2024 2023 2022

9 days
June 2026

-1 day
Jun '26 vs. Jun '25
(Jun '25: 10 days)

+1 day
Jun '26 vs. May '26
(May '26: 8 days)



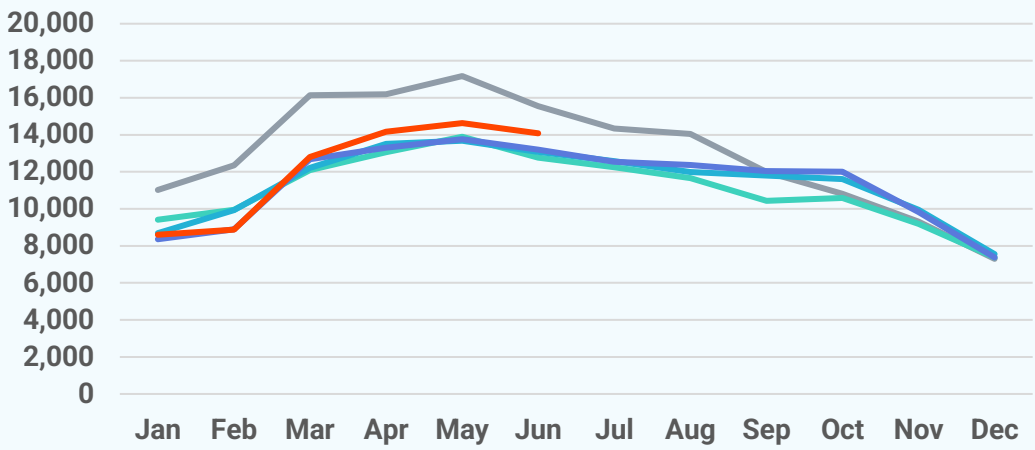
New Pending Sales

2026 2025 2024 2023 2022

14,071
June 2026

+6.6%
Jun '26 vs. Jun '25
(Jun '25: 13,197)

-3.8%
Jun '26 vs. May '26
(May '26: 14,631)



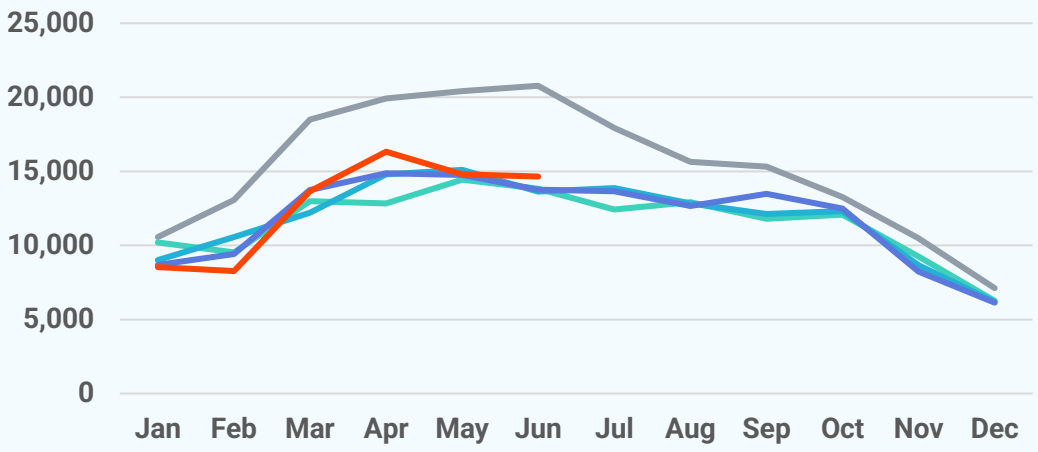
New Listings

2026 2025 2024 2023 2022

14,644
June 2026

+6.3%
Jun '26 vs. Jun '25
(Jun '25: 13,775)

-1.1%
Jun '26 vs. May '26
(May '26: 14,803)



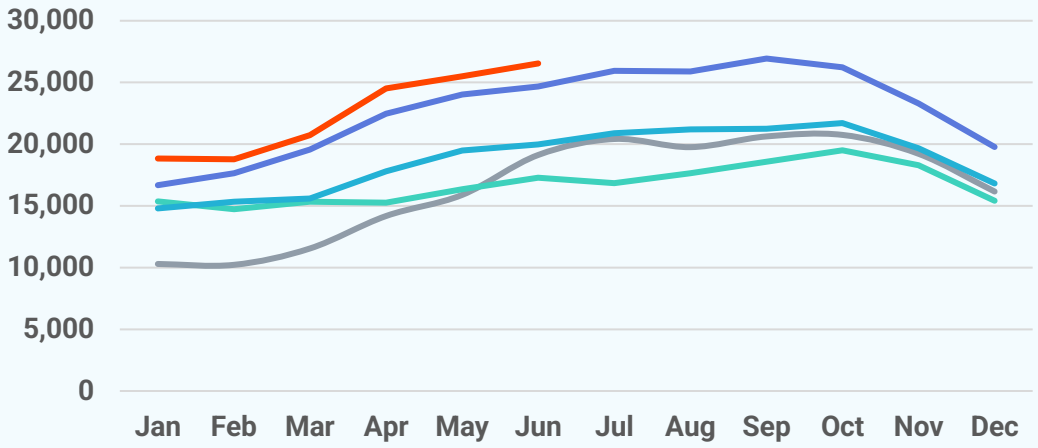
Active Listings

2026 2025 2024 2023 2022

26,540
June 2026

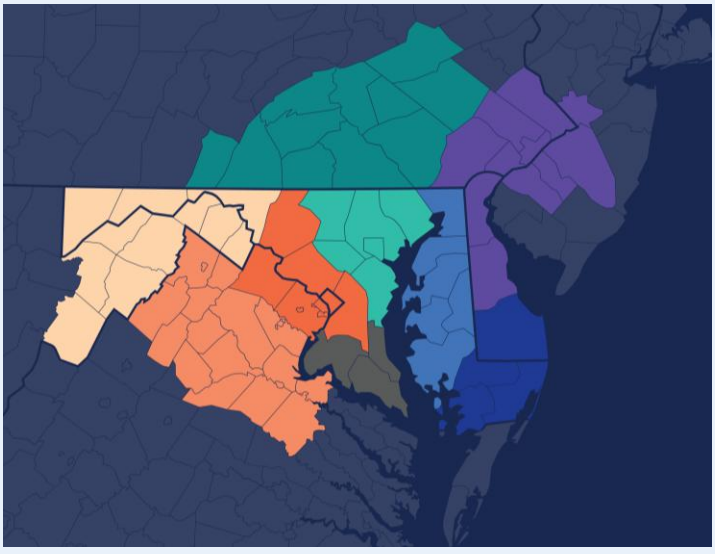
+7.6%
Jun '26 vs. Jun '25
(Jun '25: 24,668)

+4.0%
Jun '26 vs. May '26
(May '26: 25,513)



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**.



Mid-Atlantic Region

June 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2026

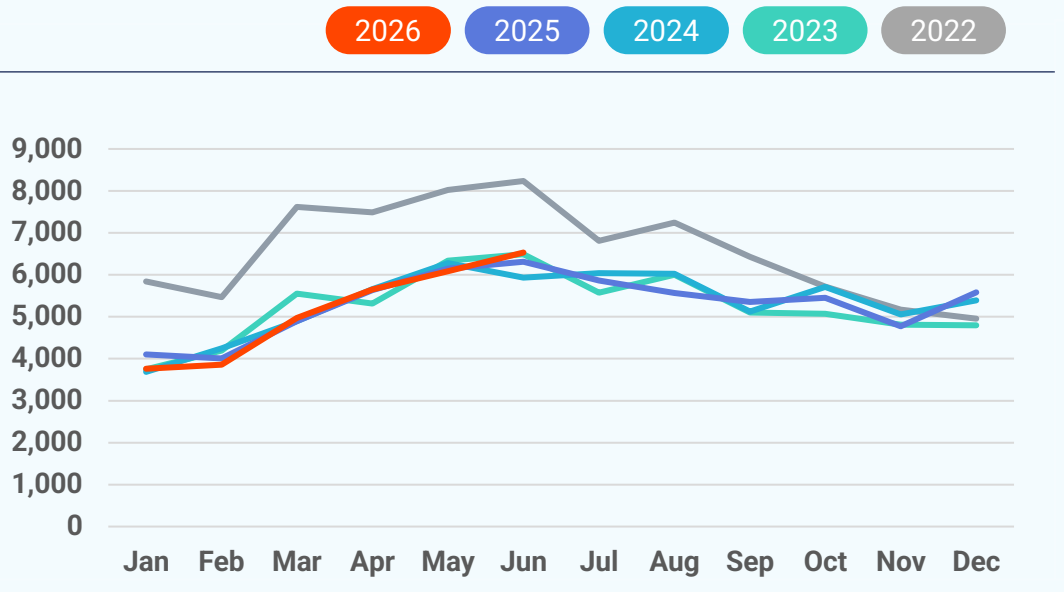
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	6,531	6,312	+3.5%
Median Sold Price	$377,900	$365,000	+3.5%
Median Days on Market	12 days	11 days	+1 day
New Pending Sales	6,471	6,280	+3.0%
New Listings	8,002	7,173	+11.6%
Active Listings	15,119	12,495	+21.0%
Months of Supply	2.73	2.22	+0.51 mos.

Closed Sales

6,531
June 2026

+3.5%
Jun '26 vs. Jun '25
(Jun '25: 6,312)

+7.4%
Jun '26 vs. May '26
(May '26: 6,082)



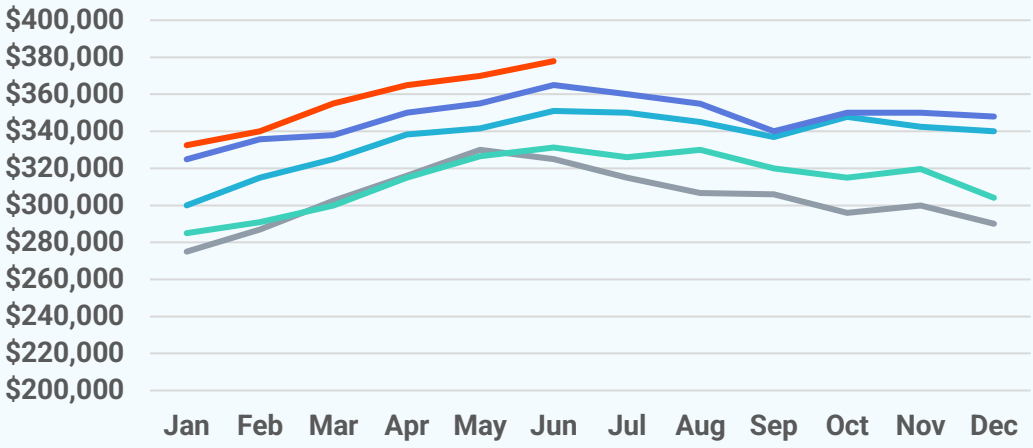
Median Sold Price

2026 2025 2024 2023 2022

$377,900
June 2026

+3.5%
Jun '26 vs. Jun '25
(Jun '25: $365,000)

+2.2%
Jun '26 vs. May '26
(May '26: $369,900)



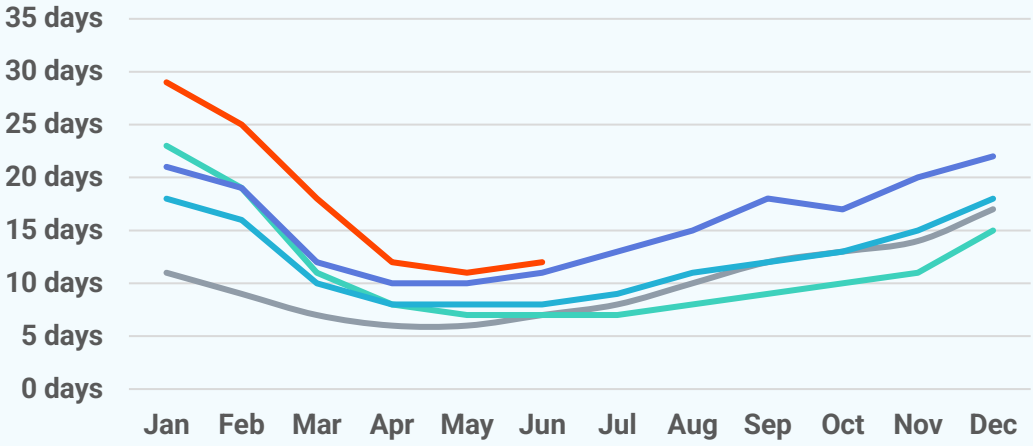
Median Days on Market

2026 2025 2024 2023 2022

12 days
June 2026

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

+1 day
Jun '26 vs. May '26
(May '26: 11 days)



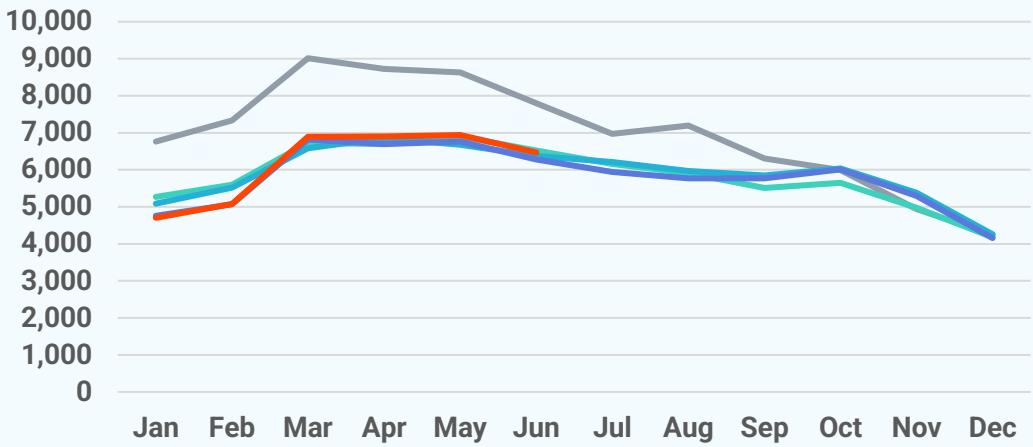
New Pending Sales

2026 2025 2024 2023 2022

6,471
June 2026

+3.0%
Jun '26 vs. Jun '25
(Jun '25: 6,280)

-6.7%
Jun '26 vs. May '26
(May '26: 6,939)

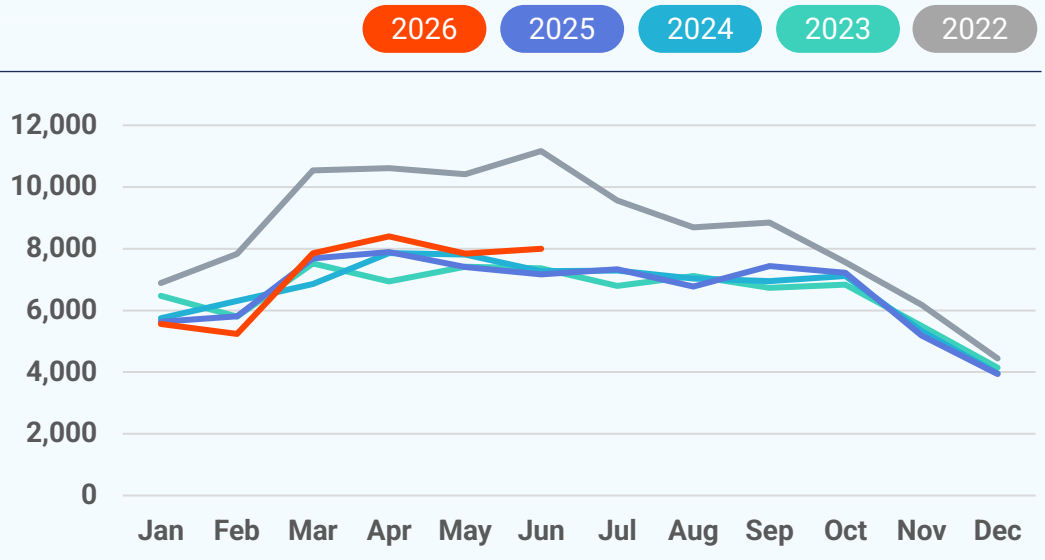


New Listings

8,002
June 2026

+11.6%
Jun '26 vs. Jun '25
(Jun '25: 7,173)

+2.0%
Jun '26 vs. May '26
(May '26: 7,847)

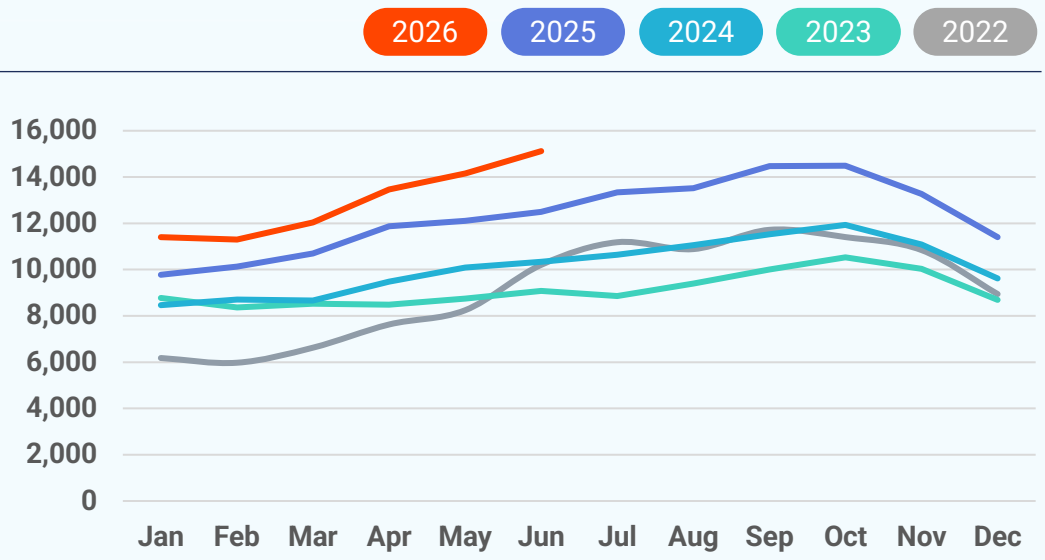


Active Listings

15,119
June 2026

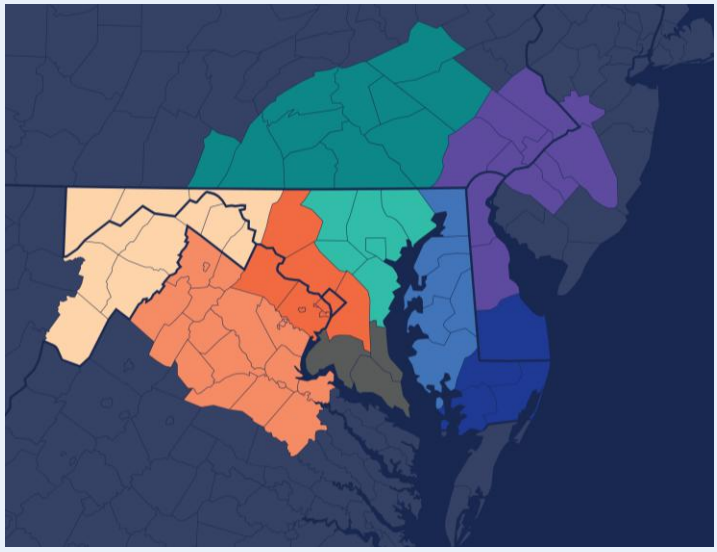
+21.0%
Jun '26 vs. Jun '25
(Jun '25: 12,495)

+6.8%
Jun '26 vs. May '26
(May '26: 14,158)



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**.



Mid-Atlantic Region

June 2026 Condos Report

Prepared by Bright Research

Data as of July 7, 2026

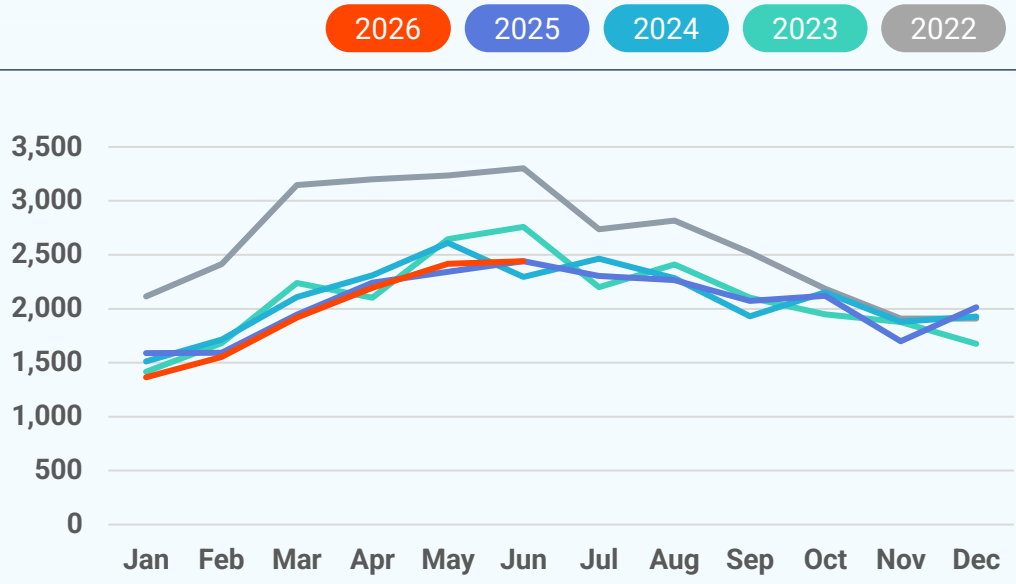
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	2,441	2,441	+0.0%
Median Sold Price	$367,125	$351,000	+4.6%
Median Days on Market	22 days	18 days	+4 days
New Pending Sales	2,272	2,474	-8.2%
New Listings	2,994	2,735	+9.5%
Active Listings	7,754	6,650	+16.6%
Months of Supply	3.69	3.12	+0.57 mos.

Closed Sales

2,441
June 2026

+0.0%
Jun '26 vs. Jun '25
(Jun '25: 2,441)

+1.0%
Jun '26 vs. May '26
(May '26: 2,416)



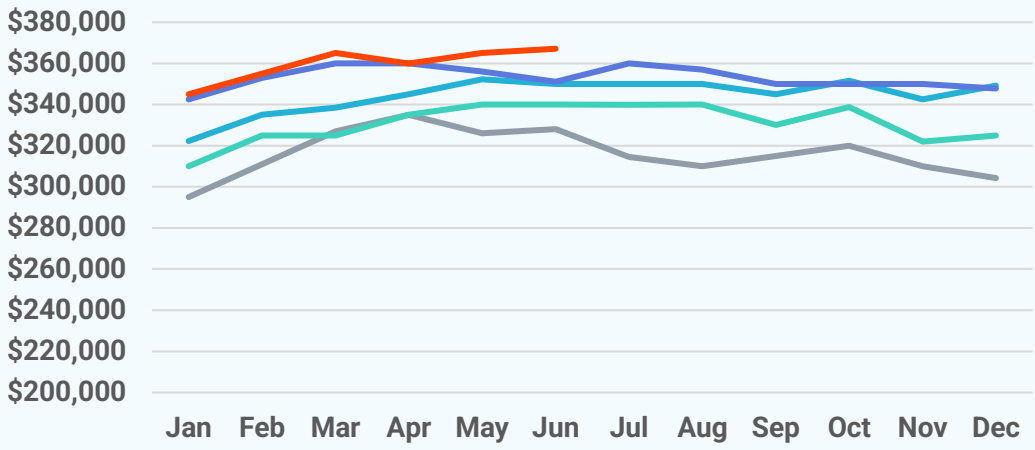
Median Sold Price

2026 2025 2024 2023 2022

$367,125
June 2026

+4.6%
Jun '26 vs. Jun '25
(Jun '25: $351,000)

+0.6%
Jun '26 vs. May '26
(May '26: $365,000)



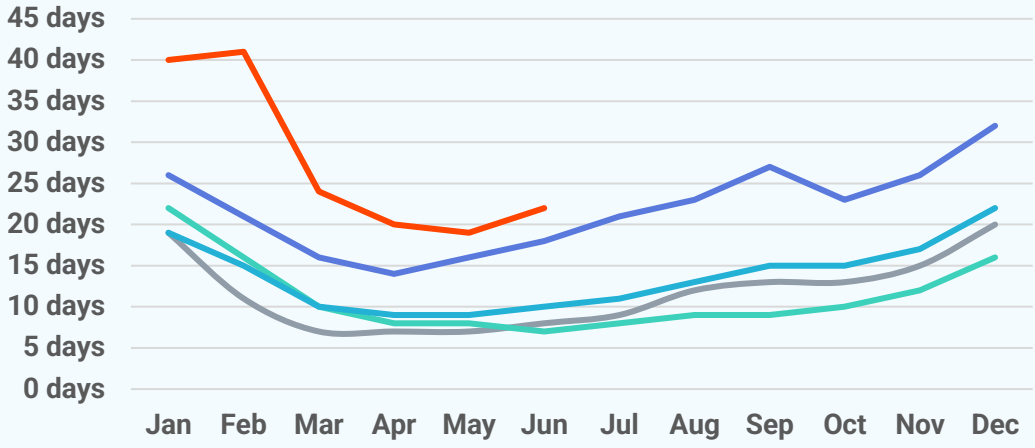
Median Days on Market

2026 2025 2024 2023 2022

22 days
June 2026

+4 days
Jun '26 vs. Jun '25
(Jun '25: 18 days)

+3 days
Jun '26 vs. May '26
(May '26: 19 days)



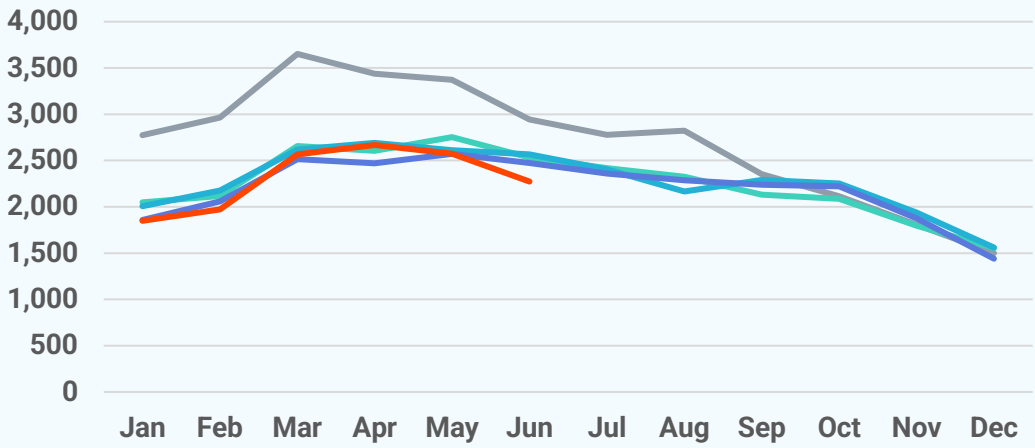
New Pending Sales

2026 2025 2024 2023 2022

2,272
June 2026

-8.2%
Jun '26 vs. Jun '25
(Jun '25: 2,474)

-11.7%
Jun '26 vs. May '26
(May '26: 2,574)



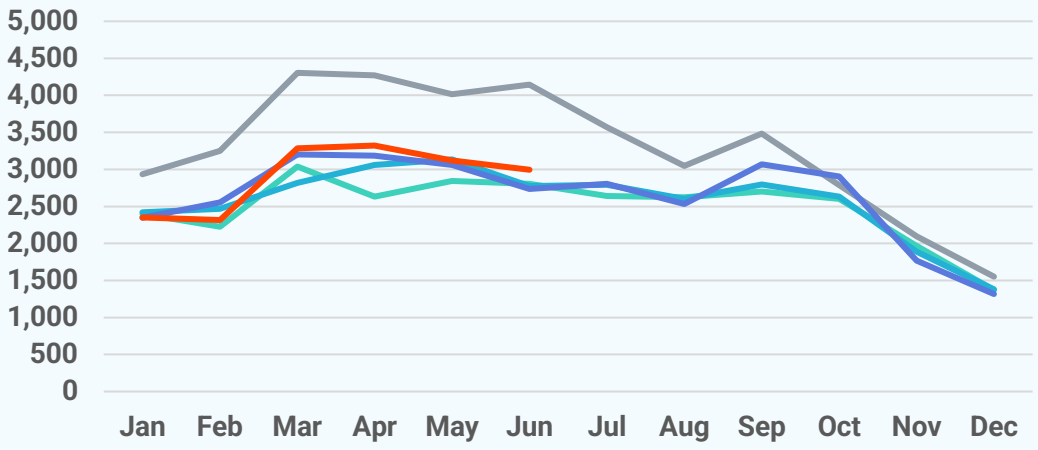
New Listings

2026 2025 2024 2023 2022

2,994
June 2026

+9.5%
Jun '26 vs. Jun '25
(Jun '25: 2,735)

-4.0%
Jun '26 vs. May '26
(May '26: 3,119)



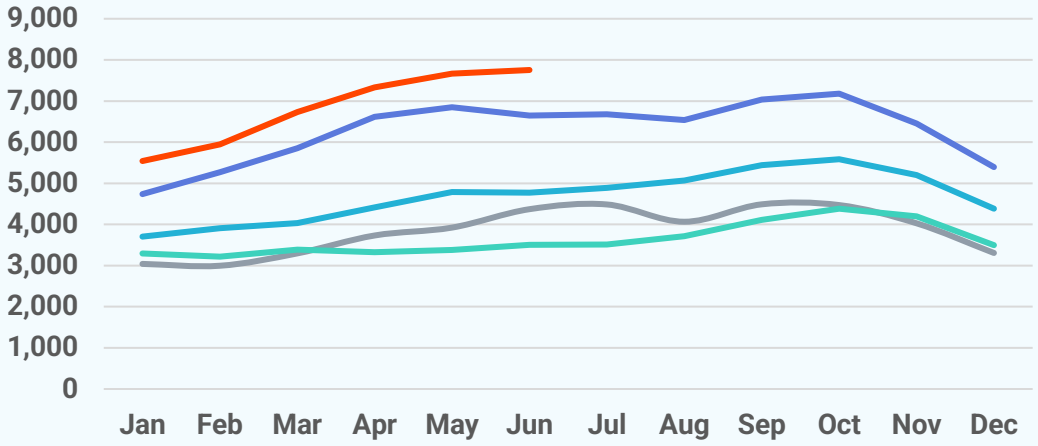
Active Listings

2026 2025 2024 2023 2022

7,754
June 2026

+16.6%
Jun '26 vs. Jun '25
(Jun '25: 6,650)

+1.1%
Jun '26 vs. May '26
(May '26: 7,669)



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**.

