

August 2026 Housing Market Report

Prepared by Bright Research

Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	1,460	1,443	+1.2%	11,686	10,980	+6.4%
Median Sold Price	\$515,000	\$500,000	+3.0%	\$510,000	\$500,000	+2.0%
Median Days on Market	21 days	16 days	+5 days	15 days	12 days	+3 days
New Pending Sales	1,419	1,547	-8.3%	12,234	11,791	+3.8%
New Listings	1,711	1,756	-2.6%	17,339	16,121	+7.6%
Active Listings	4,186	3,419	+22.4%	4,186	3,419	+22.4%
Months of Supply	2.93	2.51	+0.42 mos.	2.93	2.51	+0.42 mos.
Showings	24,228	25,631	-5.5%	206,112	203,487	+1.3%

Housing Market Trends

North Central Virginia housing market slows heading into fall. While closed sales in August were positive, there are signs of cooling demand across the region. There were 1,460 closed sales in August in the North Central Virginia housing market, a 1.2% increase from a year ago. However, the number of new pending sales fell by 8.3% year-over-year and showing activity was down by 5.5%.

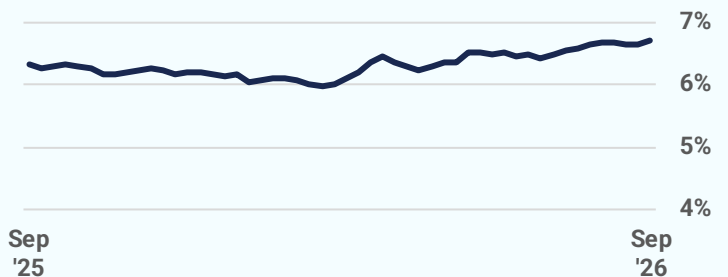
New listings in August also fell, reflecting the fact that many home sellers are also buyers. A total of 1,711 new listings came onto the market last month, which was 2.6% fewer listings than last August. Despite fewer fresh listings, active inventory at the end of the month climbed by 22.4% due to fewer buyers making offers and homes remaining on the market longer.

The median price in the North Central Virginia region was \$515,000 in August, which was a 3.0% increase, with townhome prices increasing most quickly across the region.

Market Outlook

Higher mortgage rates, affordability challenges, and economic uncertainty are holding buyers and sellers back in the North Central Virginia market. Expect a relatively slow fall market, with slower home price growth and homes remaining on the market longer.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

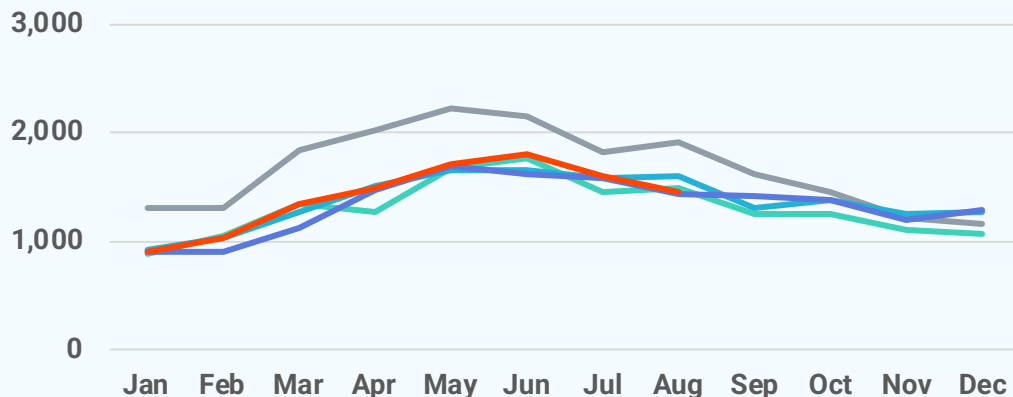
2024

2023

2022

1,460

August 2026

+1.2%Aug '26 vs. Aug '25
(Aug '25: 1,443)**-9.1%**Aug '26 vs. Jul '26
(Jul '26: 1,607)

Median Sold Price

2026

2025

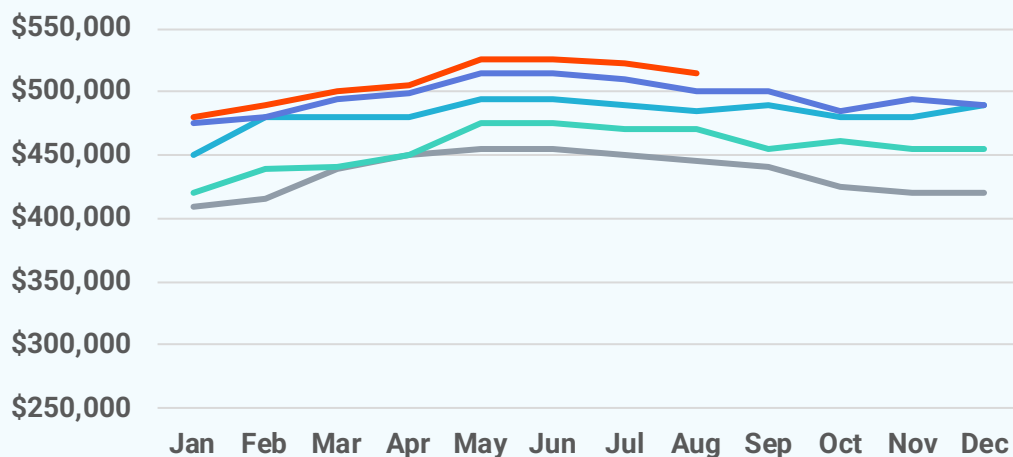
2024

2023

2022

\$515,000

August 2026

+3.0%Aug '26 vs. Aug '25
(Aug '25: \$500,000)**-1.4%**Aug '26 vs. Jul '26
(Jul '26: \$522,250)

Median Days on Market

2026

2025

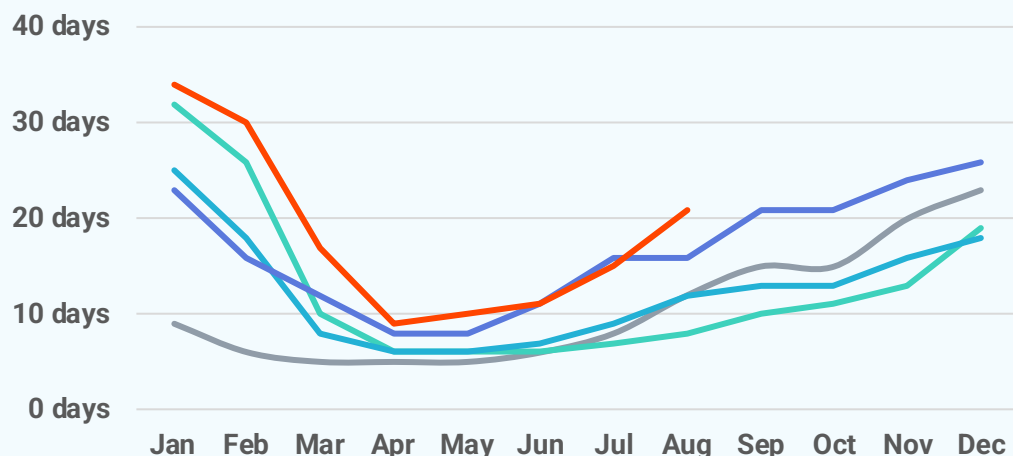
2024

2023

2022

21 days

August 2026

+5 daysAug '26 vs. Aug '25
(Aug '25: 16 days)**+6 days**Aug '26 vs. Jul '26
(Jul '26: 15 days)

New Pending Sales

2026

2025

2024

2023

2022

1,419

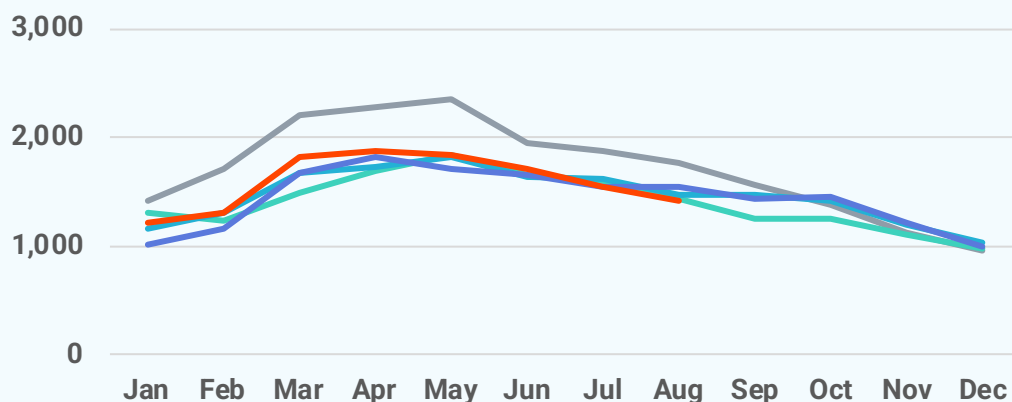
August 2026

-8.3%

Aug '26 vs. Aug '25
(Aug '25: 1,547)

-8.4%

Aug '26 vs. Jul '26
(Jul '26: 1,549)



New Listings

2026

2025

2024

2023

2022

1,711

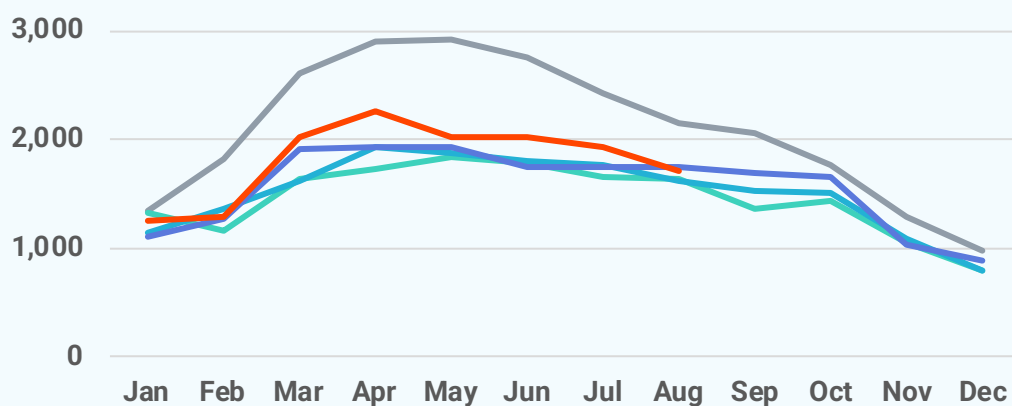
August 2026

-2.6%

Aug '26 vs. Aug '25
(Aug '25: 1,756)

-11.3%

Aug '26 vs. Jul '26
(Jul '26: 1,930)



Active Listings

2026

2025

2024

2023

2022

4,186

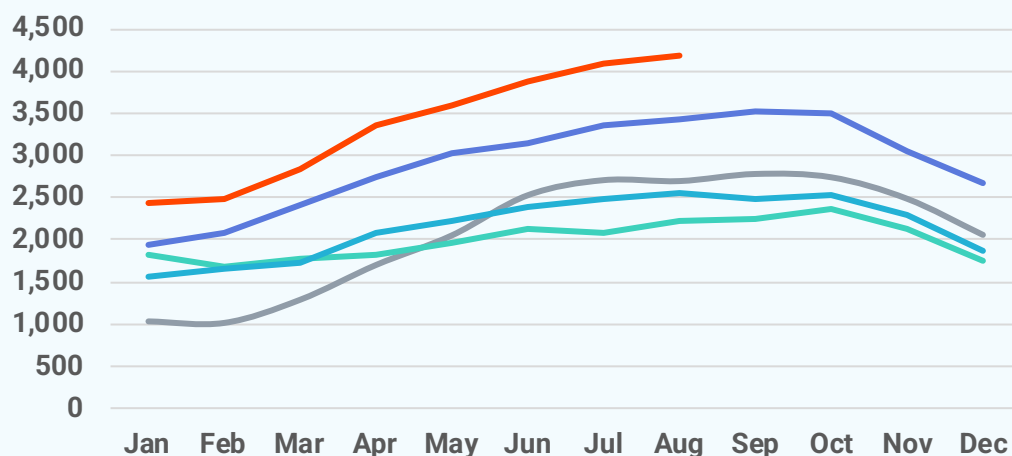
August 2026

+22.4%

Aug '26 vs. Aug '25
(Aug '25: 3,419)

+2.4%

Aug '26 vs. Jul '26
(Jul '26: 4,086)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
North Central VA	1,460	+1.2%	\$515,000	+3.0%	21 days	+5 days
Caroline County, VA	34	+3.0%	\$342,500	-2.1%	36 days	+27 days
Clarke County, VA	19	+26.7%	\$624,900	+4.2%	37 days	+9 days
Culpeper County, VA	50	+13.6%	\$502,000	-1.6%	38 days	+18 days
Fauquier County, VA	85	-4.5%	\$675,000	+4.7%	16 days	+6 days
Frederick County, VA	117	-1.7%	\$462,500	+3.9%	33 days	+13 days
Fredericksburg City, VA	26	+62.5%	\$448,750	-11.1%	16 days	-13 days
King George County, VA	29	+3.6%	\$489,000	-4.6%	21 days	+5 days
Madison County, VA	13	+85.7%	\$505,000	+23.2%	26 days	+3 days
Manassas City, VA	30	-23.1%	\$540,000	+8.5%	13 days	-4 days
Manassas Park City, VA	14	+7.7%	\$484,990	-4.8%	38 days	+18 days
Orange County, VA	56	-15.2%	\$449,995	+7.1%	39 days	+9 days
Page County, VA	22	-8.3%	\$334,390	+3.3%	24 days	+6 days
Prince William County, VA	479	+2.4%	\$599,900	+5.2%	17 days	+5 days
Rappahannock County, VA	7	+16.7%	\$585,000	-3.9%	37 days	+34 days
Shenandoah County, VA	62	+19.2%	\$340,000	-1.2%	18 days	-1 day
Spotsylvania County, VA	157	-13.7%	\$470,000	+2.2%	18 days	+4 days
Stafford County, VA	185	+11.4%	\$545,000	-0.9%	21 days	+3 days
Warren County, VA	46	+0.0%	\$390,000	+0.0%	32 days	+1 day
Winchester City, VA	29	-3.3%	\$360,000	-8.9%	34 days	+9 days

Local Markets	New Pending Sales		New Listings		Showings	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
North Central VA	1,419	-8.3%	1,711	-2.6%	24,228	-5.5%
Caroline County, VA	29	+3.6%	41	-12.8%	446	+16.1%
Clarke County, VA	15	+25.0%	22	+100.0%	257	-10.8%
Culpeper County, VA	49	-23.4%	71	-12.3%	668	-31.4%
Fauquier County, VA	82	-9.9%	104	+19.5%	1,192	-14.1%
Frederick County, VA	140	-16.7%	163	-5.2%	2,065	-6.0%
Fredericksburg City, VA	23	-14.8%	30	+25.0%	394	-7.1%
King George County, VA	26	+18.2%	44	+12.8%	320	+4.2%
Madison County, VA	9	-30.8%	13	+8.3%	122	-14.7%
Manassas City, VA	33	-13.2%	40	+17.6%	862	+30.2%
Manassas Park City, VA	20	+11.1%	16	-15.8%	198	-36.7%
Orange County, VA	74	+4.2%	94	-39.4%	708	-6.5%
Page County, VA	24	+14.3%	30	+11.1%	369	+34.2%
Prince William County, VA	413	-10.6%	466	+2.6%	8,482	-10.6%
Rappahannock County, VA	9	-40.0%	7	-12.5%	104	-4.6%
Shenandoah County, VA	58	-3.3%	55	-12.7%	685	+3.6%
Spotsylvania County, VA	171	-4.5%	200	-7.4%	2,714	-9.0%
Stafford County, VA	164	-6.3%	204	-1.9%	3,317	+13.4%
Warren County, VA	58	+7.4%	67	+3.1%	925	+6.8%
Winchester City, VA	22	-24.1%	44	+29.4%	400	-18.0%

Local Markets

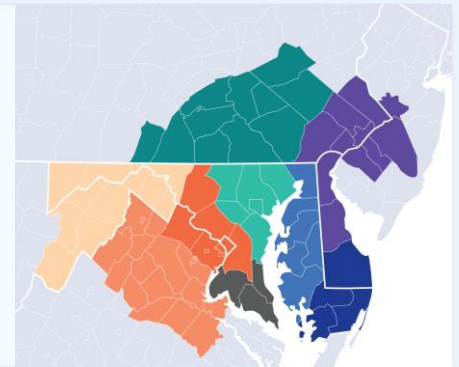
Active Listings

Months of Supply

	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
North Central VA	4,186	+22.4%	2.93	+0.42 months
Caroline County, VA	118	+20.4%	3.69	+1.11 months
Clarke County, VA	66	+106.3%	4.13	+1.67 months
Culpeper County, VA	228	+16.3%	4.07	+0.07 months
Fauquier County, VA	247	+13.8%	2.98	+0.12 months
Frederick County, VA	420	+34.6%	3.36	+0.98 months
Fredericksburg City, VA	77	+48.1%	3.50	+1.02 months
King George County, VA	112	+45.5%	4.48	+1.52 months
Madison County, VA	31	-27.9%	2.58	-1.72 months
Manassas City, VA	86	+13.2%	2.15	+0.04 months
Manassas Park City, VA	24	-22.6%	1.60	-0.12 months
Orange County, VA	287	+24.8%	4.16	+0.19 months
Page County, VA	102	+12.1%	4.25	-0.81 months
Prince William County, VA	916	+24.3%	2.07	+0.32 months
Rappahannock County, VA	45	+45.2%	6.43	+1.26 months
Shenandoah County, VA	183	+26.2%	3.59	+0.63 months
Spotsylvania County, VA	469	+12.2%	2.97	+0.22 months
Stafford County, VA	502	+19.5%	2.99	+0.35 months
Warren County, VA	189	+37.0%	3.78	+0.84 months
Winchester City, VA	84	+12.0%	3.23	+0.55 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro Area
- Central Pennsylvania
- Baltimore Metro Area
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro Area
- 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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interview or information requests:

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- christy.reap@brightmls.com

August 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	1,056	1,068	-1.1%
Median Sold Price	\$555,000	\$540,000	+2.8%
Median Days on Market	21 days	17 days	+4 days
New Pending Sales	1,064	1,189	-10.5%
New Listings	1,252	1,320	-5.2%
Active Listings	3,265	2,712	+20.4%
Months of Supply	3.12	2.67	+0.45 mos.

Closed Sales

2026

2025

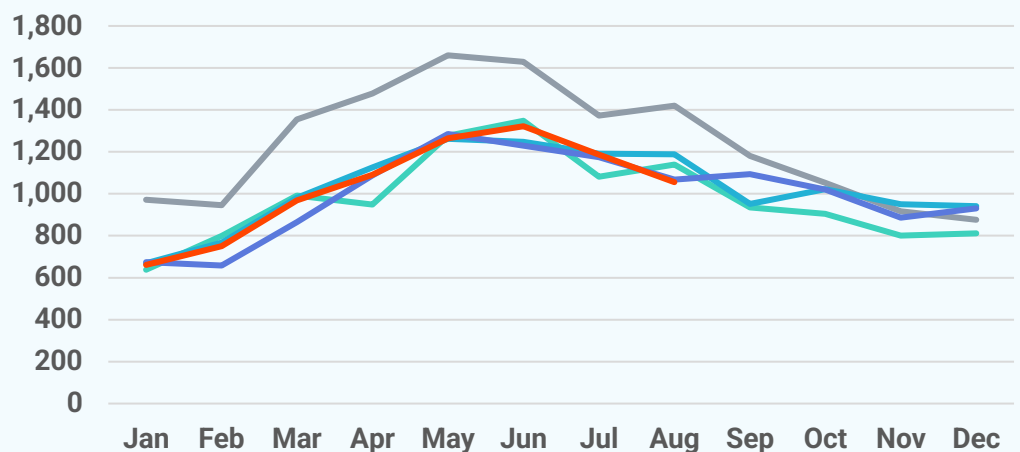
2024

2023

2022

1,056

August 2026

-1.1%Aug '26 vs. Aug '25
(Aug '25: 1,068)**-11.0%**Aug '26 vs. Jul '26
(Jul '26: 1,187)

Median Sold Price

2026

2025

2024

2023

2022

\$555,000

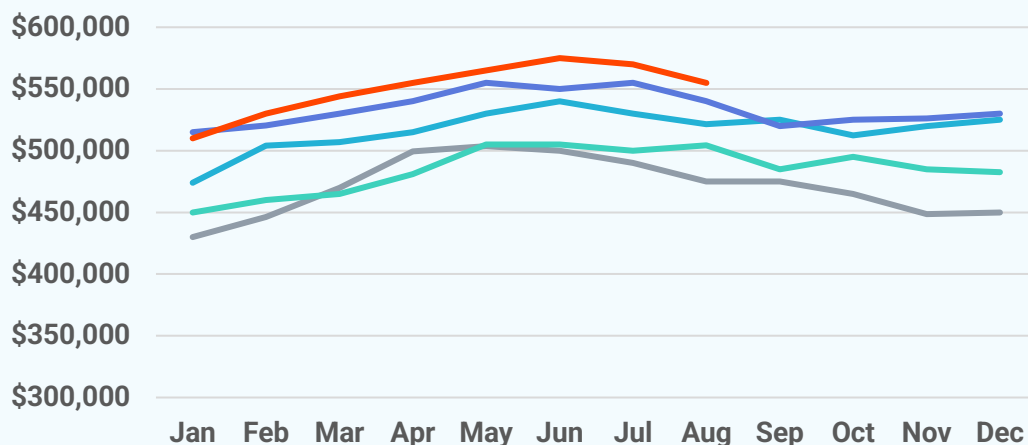
August 2026

+2.8%

Aug '26 vs. Aug '25
(Aug '25: \$540,000)

-2.6%

Aug '26 vs. Jul '26
(Jul '26: \$570,000)



Median Days on Market

2026

2025

2024

2023

2022

21 days

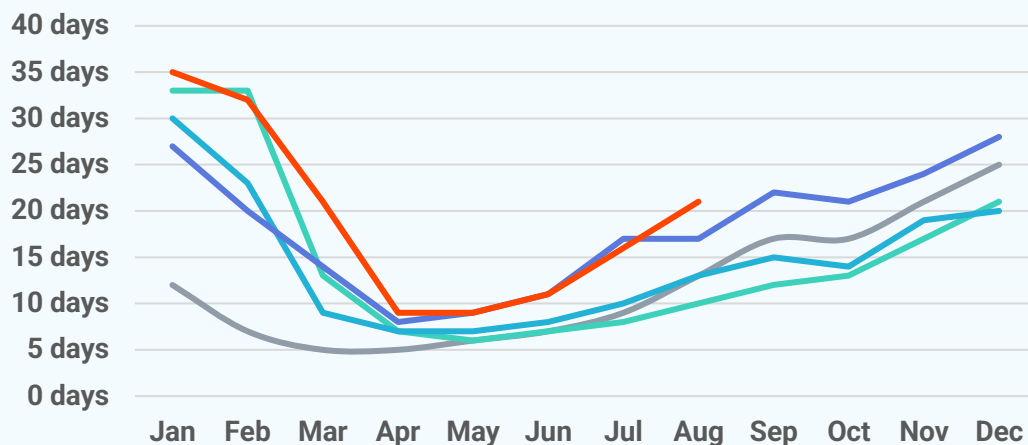
August 2026

+4 days

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

+5 days

Aug '26 vs. Jul '26
(Jul '26: 16 days)



New Pending Sales

2026

2025

2024

2023

2022

1,064

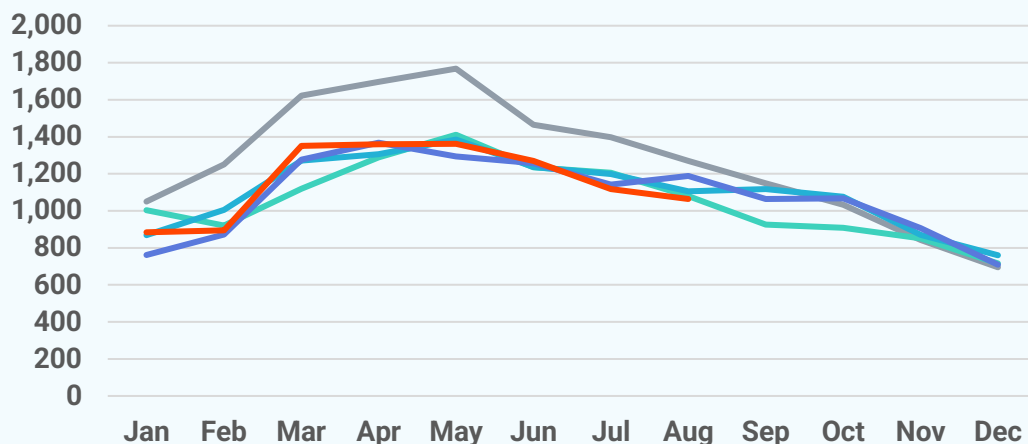
August 2026

-10.5%

Aug '26 vs. Aug '25
(Aug '25: 1,189)

-4.8%

Aug '26 vs. Jul '26
(Jul '26: 1,118)



New Listings

2026

2025

2024

2023

2022

1,252

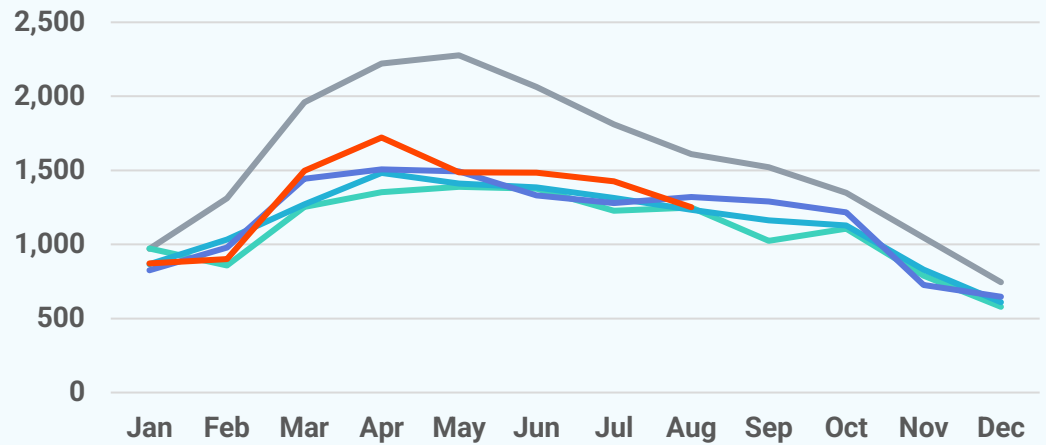
August 2026

-5.2%

Aug '26 vs. Aug '25
(Aug '25: 1,320)

-12.3%

Aug '26 vs. Jul '26
(Jul '26: 1,427)



Active Listings

2026

2025

2024

2023

2022

3,265

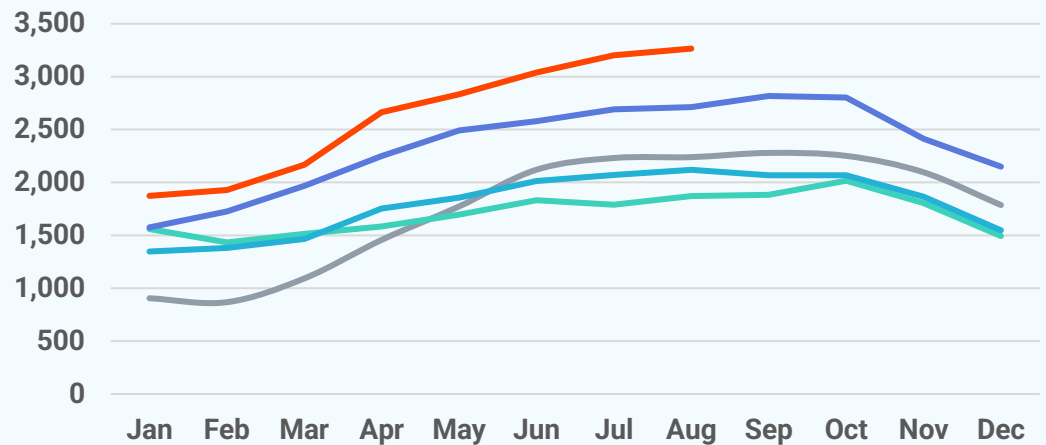
August 2026

+20.4%

Aug '26 vs. Aug '25
(Aug '25: 2,712)

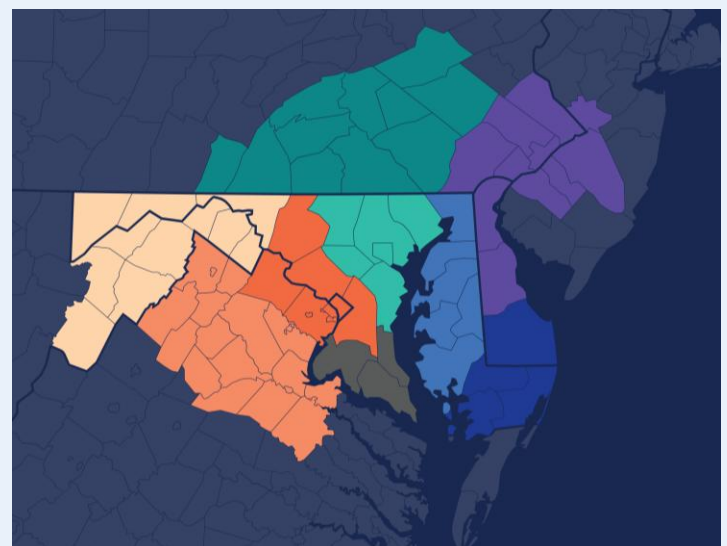
+1.9%

Aug '26 vs. Jul '26
(Jul '26: 3,203)



About Bright MLS

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August 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	304	278	+9.4%
Median Sold Price	\$474,745	\$435,000	+9.1%
Median Days on Market	18 days	12 days	+6 days
New Pending Sales	283	271	+4.4%
New Listings	349	326	+7.1%
Active Listings	646	495	+30.5%
Months of Supply	2.27	1.88	+0.39 mos.

Closed Sales

2026

2025

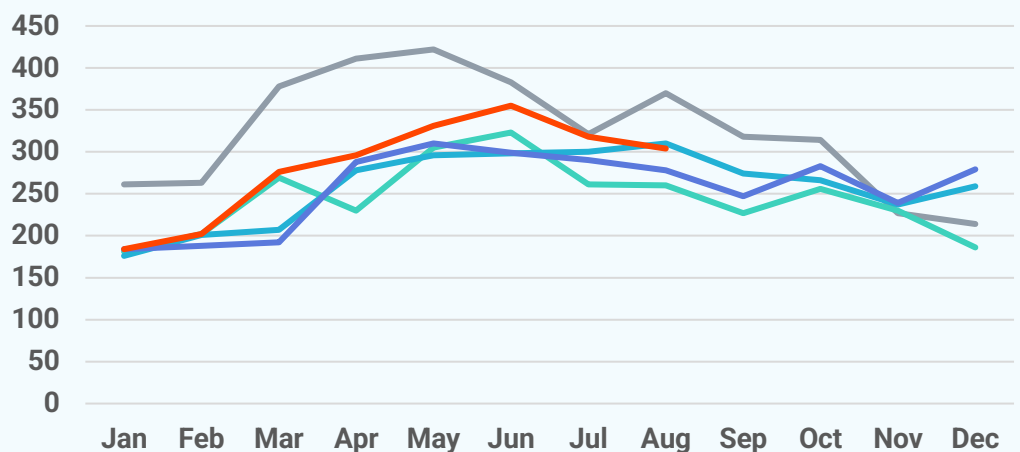
2024

2023

2022

304

August 2026

+9.4%Aug '26 vs. Aug '25
(Aug '25: 278)**-4.4%**Aug '26 vs. Jul '26
(Jul '26: 318)

Median Sold Price

2026

2025

2024

2023

2022

\$474,745

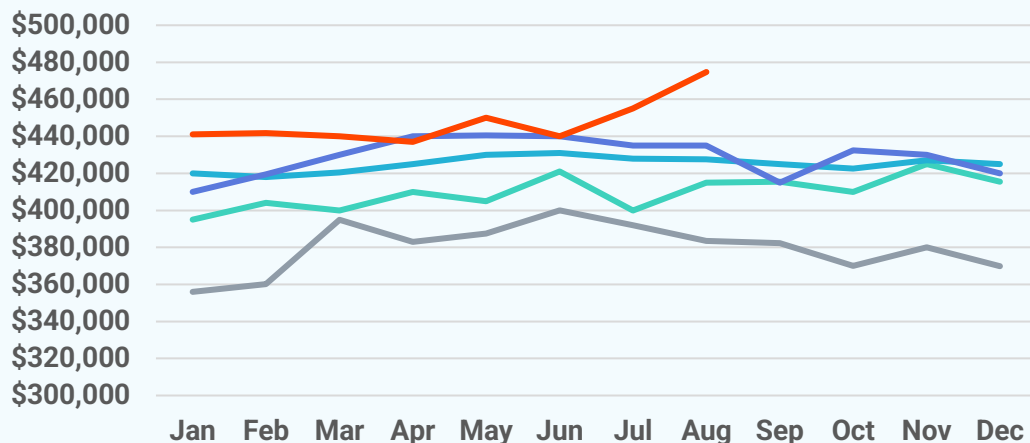
August 2026

+9.1%

Aug '26 vs. Aug '25
(Aug '25: \$435,000)

+4.3%

Aug '26 vs. Jul '26
(Jul '26: \$455,000)



Median Days on Market

2026

2025

2024

2023

2022

18 days

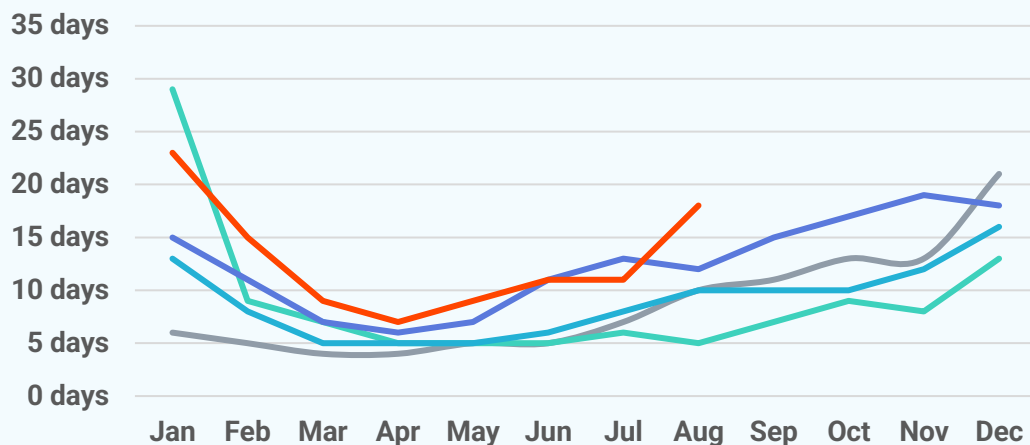
August 2026

+6 days

Aug '26 vs. Aug '25
(Aug '25: 12 days)

+7 days

Aug '26 vs. Jul '26
(Jul '26: 11 days)



New Pending Sales

2026

2025

2024

2023

2022

283

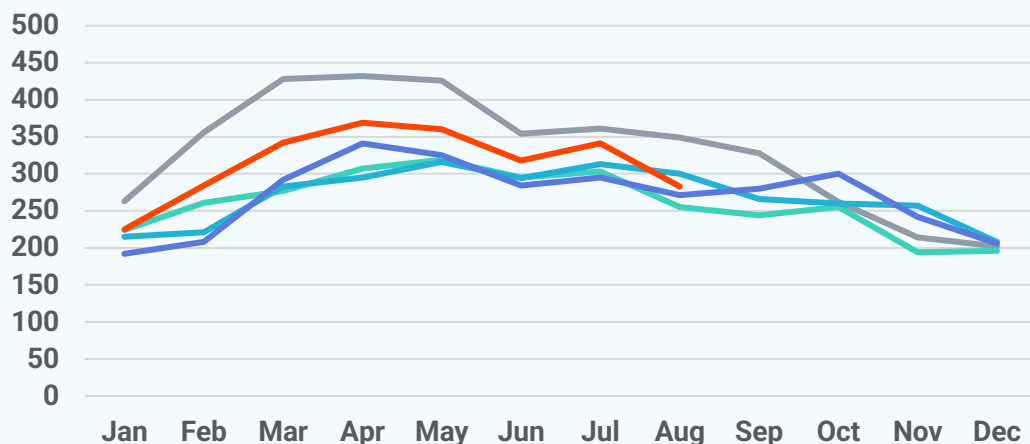
August 2026

+4.4%

Aug '26 vs. Aug '25
(Aug '25: 271)

-17.0%

Aug '26 vs. Jul '26
(Jul '26: 341)



New Listings

2026

2025

2024

2023

2022

349

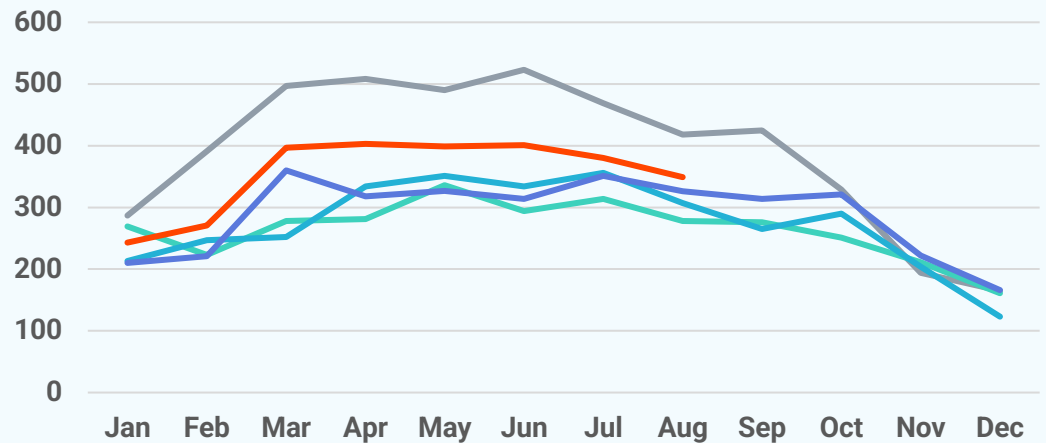
August 2026

+7.1%

Aug '26 vs. Aug '25
(Aug '25: 326)

-8.2%

Aug '26 vs. Jul '26
(Jul '26: 380)



Active Listings

2026

2025

2024

2023

2022

646

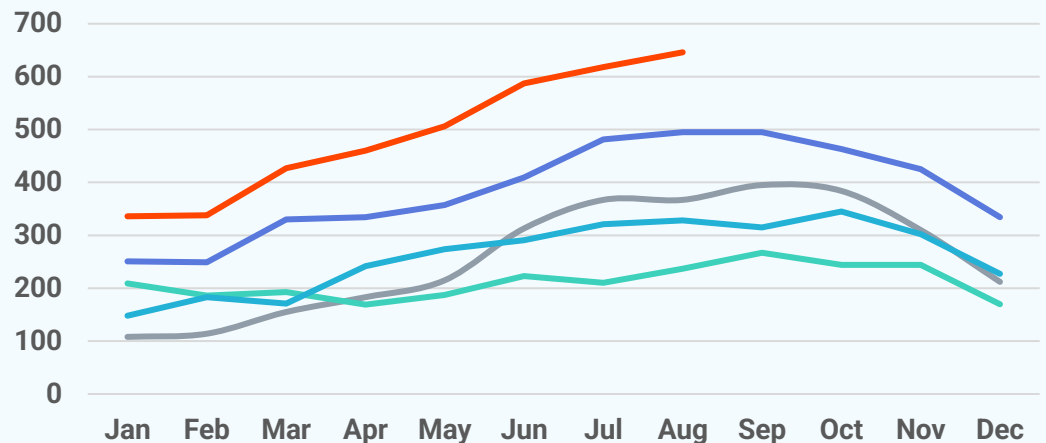
August 2026

+30.5%

Aug '26 vs. Aug '25
(Aug '25: 495)

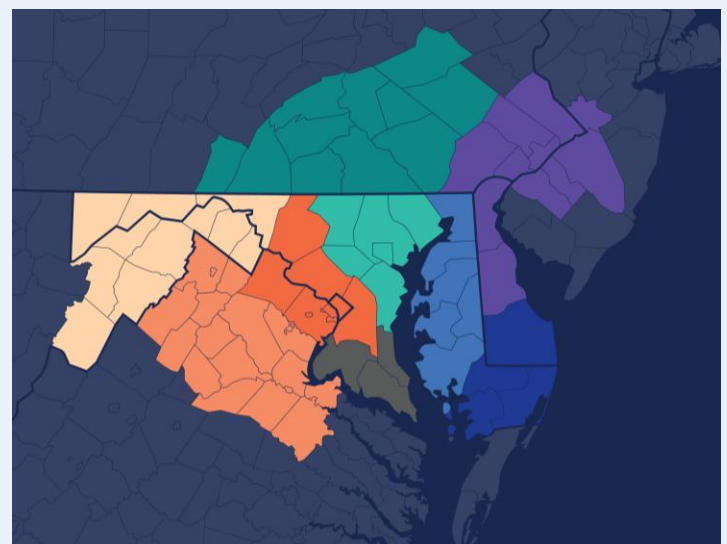
+4.5%

Aug '26 vs. Jul '26
(Jul '26: 618)



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August 2026 Condos Report

Prepared by Bright Research

Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	100	97	+3.1%
Median Sold Price	\$409,950	\$389,000	+5.4%
Median Days on Market	22 days	21 days	+1 day
New Pending Sales	72	87	-17.2%
New Listings	110	110	+0.0%
Active Listings	275	212	+29.7%
Months of Supply	2.96	2.49	+0.47 mos.

Closed Sales

2026

2025

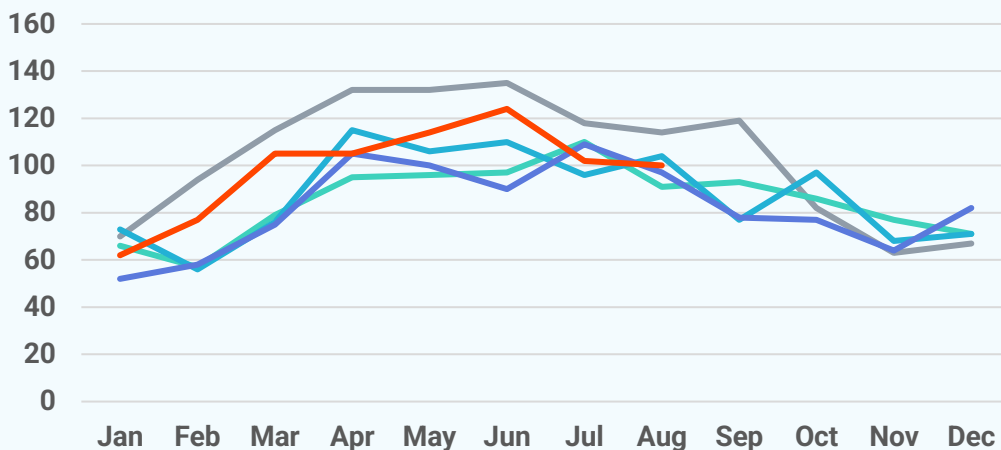
2024

2023

2022

100

August 2026

+3.1%Aug '26 vs. Aug '25
(Aug '25: 97)**-2.0%**Aug '26 vs. Jul '26
(Jul '26: 102)

Median Sold Price

2026

2025

2024

2023

2022

\$409,950

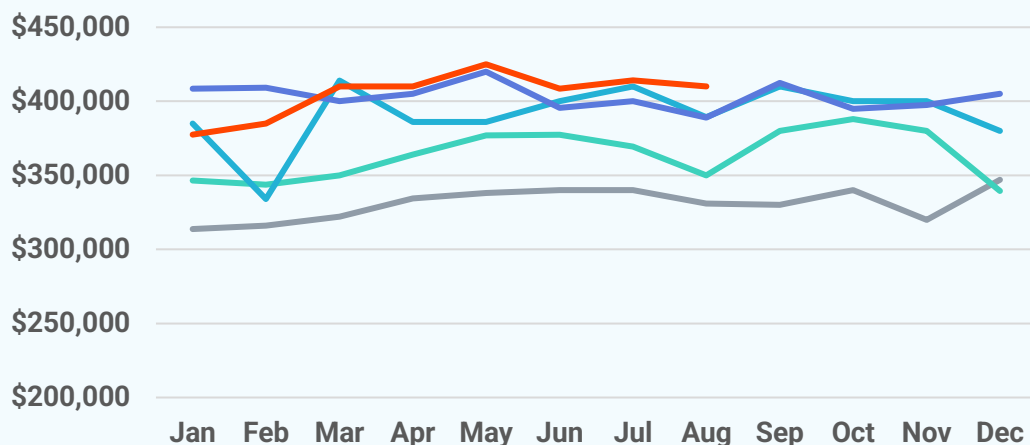
August 2026

+5.4%

Aug '26 vs. Aug '25
(Aug '25: \$389,000)

-1.0%

Aug '26 vs. Jul '26
(Jul '26: \$414,250)



Median Days on Market

2026

2025

2024

2023

2022

22 days

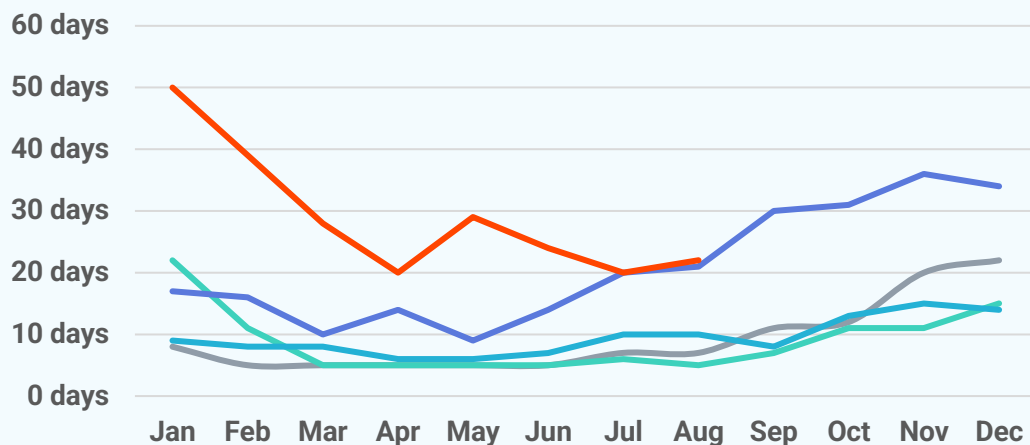
August 2026

+1 day

Aug '26 vs. Aug '25
(Aug '25: 21 days)

+2 days

Aug '26 vs. Jul '26
(Jul '26: 20 days)



New Pending Sales

2026

2025

2024

2023

2022

72

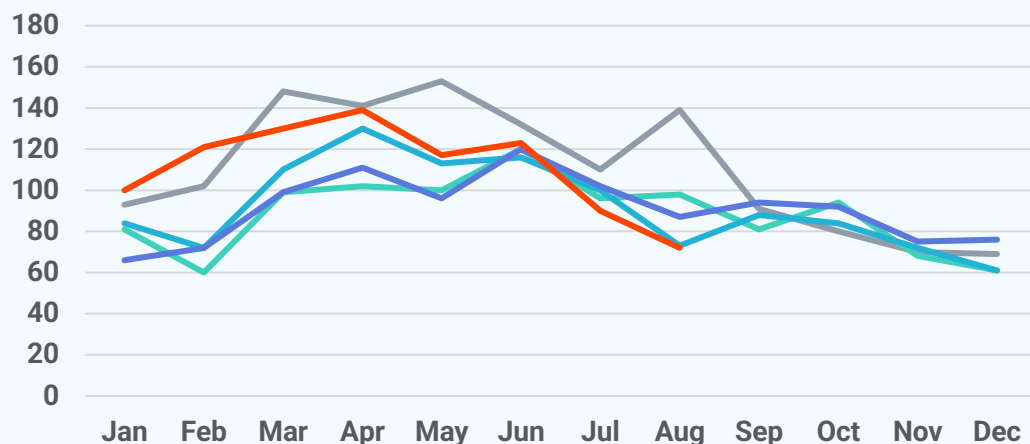
August 2026

-17.2%

Aug '26 vs. Aug '25
(Aug '25: 87)

-20.0%

Aug '26 vs. Jul '26
(Jul '26: 90)



New Listings

2026

2025

2024

2023

2022

110

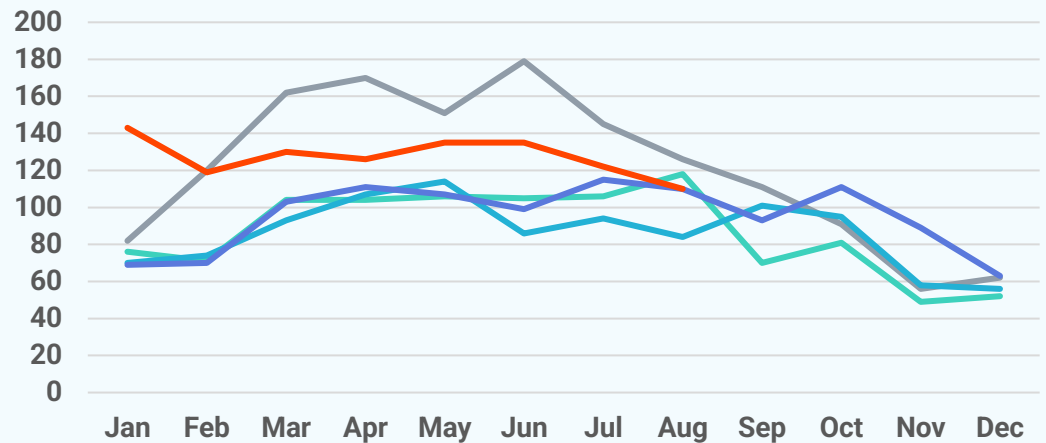
August 2026

+0.0%

Aug '26 vs. Aug '25
(Aug '25: 110)

-9.8%

Aug '26 vs. Jul '26
(Jul '26: 122)



Active Listings

2026

2025

2024

2023

2022

275

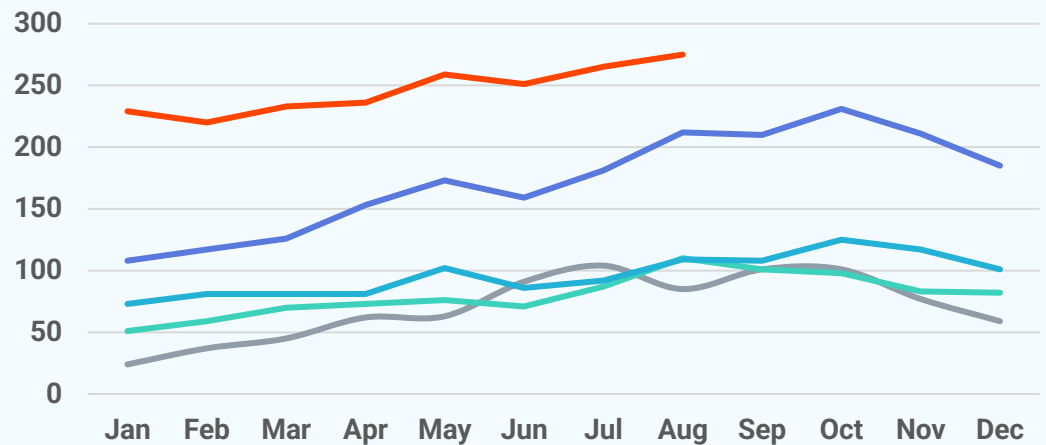
August 2026

+29.7%

Aug '26 vs. Aug '25
(Aug '25: 212)

+3.8%

Aug '26 vs. Jul '26
(Jul '26: 265)



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