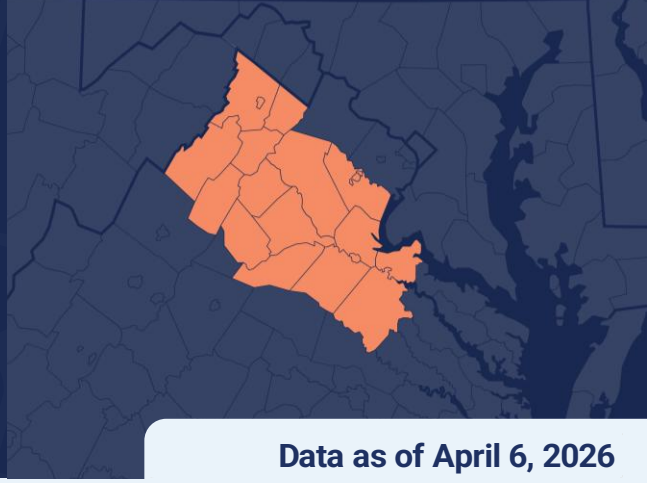
North Central Virginia

March 2026 Housing Market Report

Prepared by Bright Research



Data as of April 6, 2026

Key Market Statistics	Mar 2026	Mar 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	1,349	1,131	+19.3%	3,353	2,996	+11.9%
Median Sold Price	$500,000	$495,000	+1.0%	$495,000	$484,000	+2.3%
Median Days on Market	17 days	12 days	+5 days	25 days	16 days	+9 days
New Pending Sales	1,824	1,668	+9.4%	4,235	3,755	+12.8%
New Listings	2,025	1,908	+6.1%	5,187	4,792	+8.2%
Active Listings	2,828	2,423	+16.7%	2,828	2,423	+16.7%
Months of Supply	2.02	1.75	+0.27 mos.	2.02	1.75	+0.27 mos.
Showings	28,579	28,631	-0.2%	70,163	66,097	+6.2%

Housing Market Trends

A busy and surprisingly resilient spring market in the North Central Virginia region. Buyers and sellers were active in March, with both new pending sales and new listings at their highest levels since March 2022.

There were 1,824 new pending sales in March, a 9.4% increase over a year ago and a 40.3% jump from February. Buyers found more inventory on the market, with new listings 6.1% higher than a year ago and up 56.9% from February.

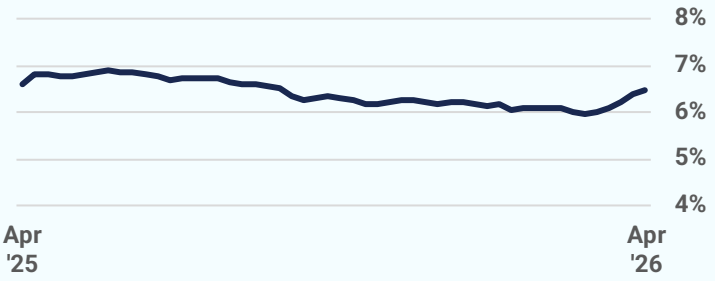
At the end of March, there were 2,828 active listings on the market, a 16.7% increase from last year. More inventory has eased price growth in the region. In March, the median sold price in the North Central Virginia region was $500,000, up just 1.0% year-over-year.

Homes are taking slightly longer to sell. The median days on market in March was 17, which was five days slower than a year ago.

Market Outlook

The North Central Virginia area housing market showed positive signs in March, however, there are still headwinds. Mortgage rates have been rising for the past five weeks, hitting their highest levels since September 2025. The on-going conflict with Iran is creating economic and political uncertainty that could impact the region's housing market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

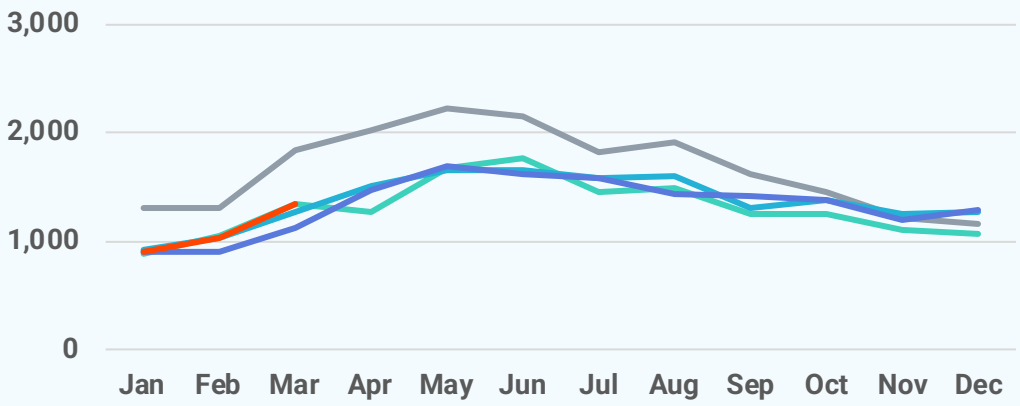
Closed Sales

2026 2025 2024 2023 2022

1,349
March 2026

+19.3%
Mar '26 vs. Mar '25
(Mar '25: 1,131)

+31.0%
Mar '26 vs. Feb '26
(Feb '26: 1,030)



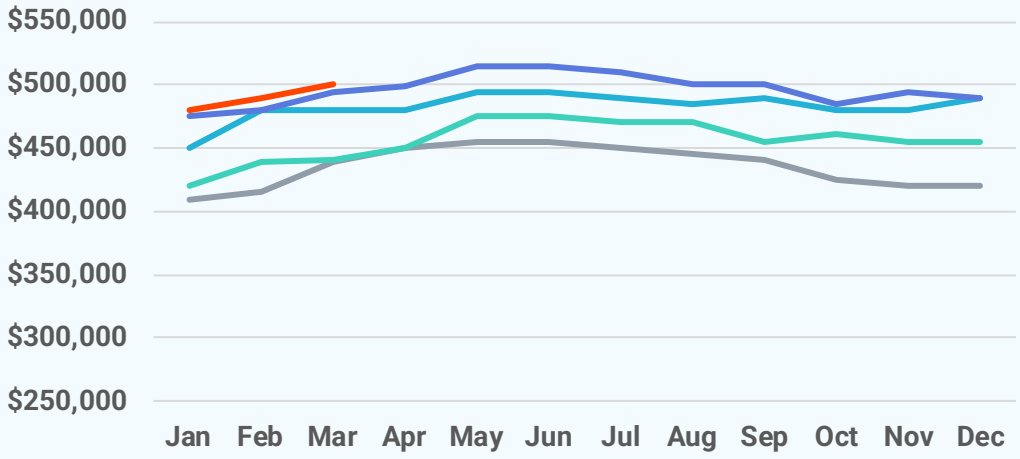
Median Sold Price

2026 2025 2024 2023 2022

$500,000
March 2026

+1.0%
Mar '26 vs. Mar '25
(Mar '25: $495,000)

+2.0%
Mar '26 vs. Feb '26
(Feb '26: $490,000)



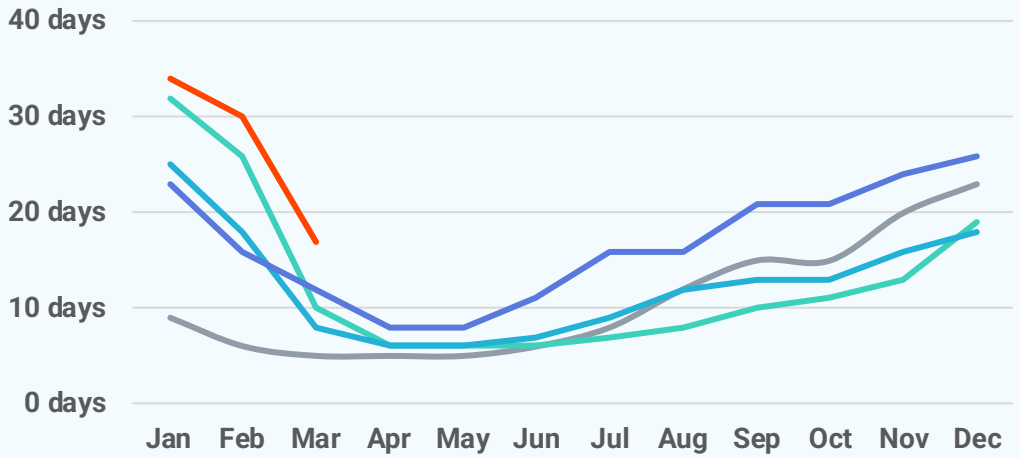
Median Days on Market

2026 2025 2024 2023 2022

17 days
March 2026

+5 days
Mar '26 vs. Mar '25
(Mar '25: 12 days)

-13 days
Mar '26 vs. Feb '26
(Feb '26: 30 days)



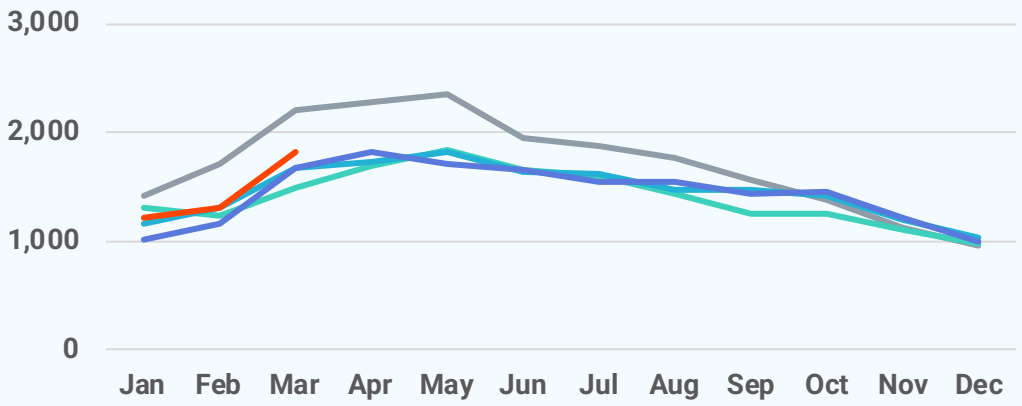
New Pending Sales

2026 2025 2024 2023 2022

1,824
March 2026

+9.4%
Mar '26 vs. Mar '25
(Mar '25: 1,668)

+40.3%
Mar '26 vs. Feb '26
(Feb '26: 1,300)



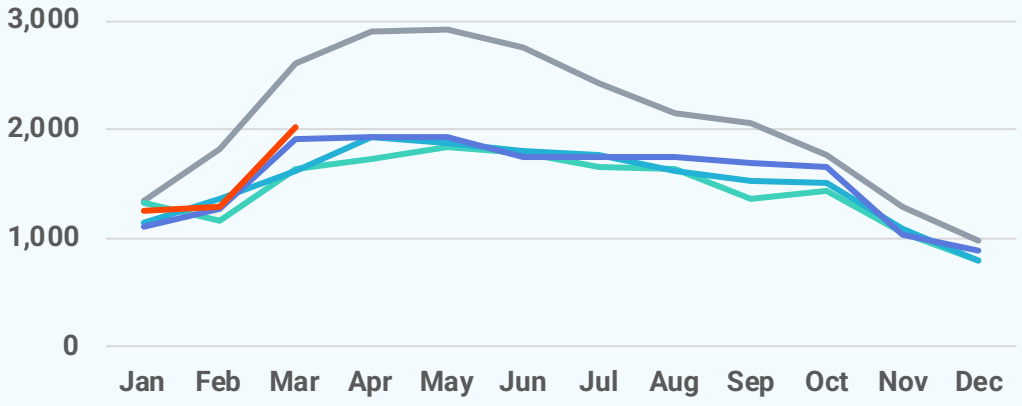
New Listings

2026 2025 2024 2023 2022

2,025
March 2026

+6.1%
Mar '26 vs. Mar '25
(Mar '25: 1,908)

+56.9%
Mar '26 vs. Feb '26
(Feb '26: 1,291)



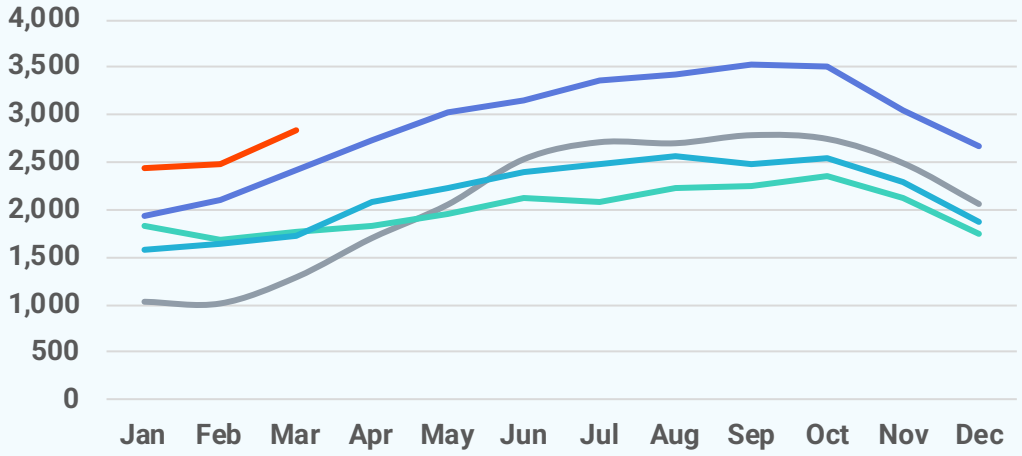
Active Listings

2026 2025 2024 2023 2022

2,828
March 2026

+16.7%
Mar '26 vs. Mar '25
(Mar '25: 2,423)

+13.8%
Mar '26 vs. Feb '26
(Feb '26: 2,486)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
North Central VA	1,349	+19.3%	$500,000	+1.0%	17 days	+5 days
Caroline County, VA	29	-29.3%	$375,000	-3.8%	33 days	+13 days
Clarke County, VA	11	+57.1%	$730,000	+12.3%	112 days	+95 days
Culpeper County, VA	55	+37.5%	$460,000	-14.7%	30 days	+24 days
Fauquier County, VA	91	+35.8%	$675,000	-5.3%	16 days	-12 days
Frederick County, VA	116	-3.3%	$405,495	-10.1%	33 days	+12 days
Fredericksburg City, VA	22	+10.0%	$490,500	-10.3%	19 days	+7 days
King George County, VA	20	-31.0%	$499,275	+11.0%	27 days	-4 days
Madison County, VA	7	-12.5%	$470,000	+43.5%	99 days	+40 days
Manassas City, VA	43	+53.6%	$525,200	+0.5%	12 days	+5 days
Manassas Park City, VA	17	+0.0%	$459,990	+7.0%	20 days	+13 days
Orange County, VA	66	+17.9%	$414,000	+3.5%	61 days	+27 days
Page County, VA	23	+27.8%	$295,000	-0.7%	43 days	+29 days
Prince William County, VA	406	+37.2%	$593,500	+7.9%	8 days	+1 day
Rappahannock County, VA	5	+66.7%	$270,000	-66.3%	135 days	+23 days
Shenandoah County, VA	40	-2.4%	$345,000	+3.6%	18 days	+8 days
Spotsylvania County, VA	162	+13.3%	$475,000	+0.5%	24 days	+14 days
Stafford County, VA	155	+15.7%	$550,000	-4.4%	19 days	+6 days
Warren County, VA	43	+10.3%	$391,000	-10.1%	23 days	+5 days
Winchester City, VA	38	+58.3%	$372,495	-7.6%	26 days	+12 days

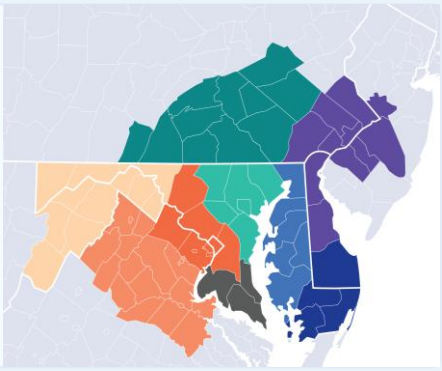
Local Markets	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
North Central VA	1,824	+9.4%	2,025	+6.1%	28,579	-0.2%
Caroline County, VA	41	-21.2%	85	+32.8%	490	+0.0%
Clarke County, VA	24	+60.0%	21	+23.5%	298	+22.6%
Culpeper County, VA	67	+8.1%	87	+40.3%	890	+8.0%
Fauquier County, VA	112	+19.1%	98	+1.0%	1,448	+2.5%
Frederick County, VA	141	-5.4%	188	+7.4%	1,662	-26.5%
Fredericksburg City, VA	30	-6.3%	32	-22.0%	448	+9.8%
King George County, VA	29	+0.0%	35	-7.9%	458	+31.6%
Madison County, VA	9	-30.8%	13	-35.0%	95	-27.5%
Manassas City, VA	52	+18.2%	55	-3.5%	845	-2.3%
Manassas Park City, VA	18	-30.8%	16	-27.3%	256	-34.5%
Orange County, VA	99	+12.5%	116	-12.8%	1,008	+38.1%
Page County, VA	43	+53.6%	40	+29.0%	399	+46.2%
Prince William County, VA	577	+10.7%	551	+12.0%	10,892	-5.1%
Rappahannock County, VA	9	+80.0%	14	+27.3%	119	-9.8%
Shenandoah County, VA	48	-11.1%	71	-4.1%	550	-33.4%
Spotsylvania County, VA	198	+10.6%	243	+7.0%	3,187	-4.5%
Stafford County, VA	230	+22.3%	240	-1.2%	4,105	+32.9%
Warren County, VA	57	+0.0%	79	+19.7%	898	-3.9%
Winchester City, VA	40	+25.0%	41	+7.9%	531	+14.4%

Local Markets

	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
North Central VA	2,828	+16.7%	2.02	+0.27 months
Caroline County, VA	105	+14.1%	3.00	+0.64 months
Clarke County, VA	36	+38.5%	2.40	+0.4 months
Culpeper County, VA	159	+23.3%	3.06	+0.58 months
Fauquier County, VA	157	+0.6%	2.01	-0.04 months
Frederick County, VA	313	+16.4%	2.41	+0.32 months
Fredericksburg City, VA	55	+12.2%	2.50	+0.27 months
King George County, VA	66	+22.2%	2.64	+0.78 months
Madison County, VA	32	-15.8%	2.91	-0.54 months
Manassas City, VA	59	+18.0%	1.59	+0.24 months
Manassas Park City, VA	25	+47.1%	1.47	+0.41 months
Orange County, VA	191	+17.2%	2.94	+0.03 months
Page County, VA	67	+19.6%	3.19	+0.52 months
Prince William County, VA	602	+34.4%	1.39	+0.34 months
Rappahannock County, VA	36	+24.1%	6.00	+1.17 months
Shenandoah County, VA	118	+8.3%	2.27	+0.05 months
Spotsylvania County, VA	303	-2.9%	1.92	-0.11 months
Stafford County, VA	329	+12.7%	2.03	+0.22 months
Warren County, VA	121	+18.6%	2.52	+0.48 months
Winchester City, VA	54	+68.8%	1.93	+0.83 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

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

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

North Central Virginia

March 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 6, 2026

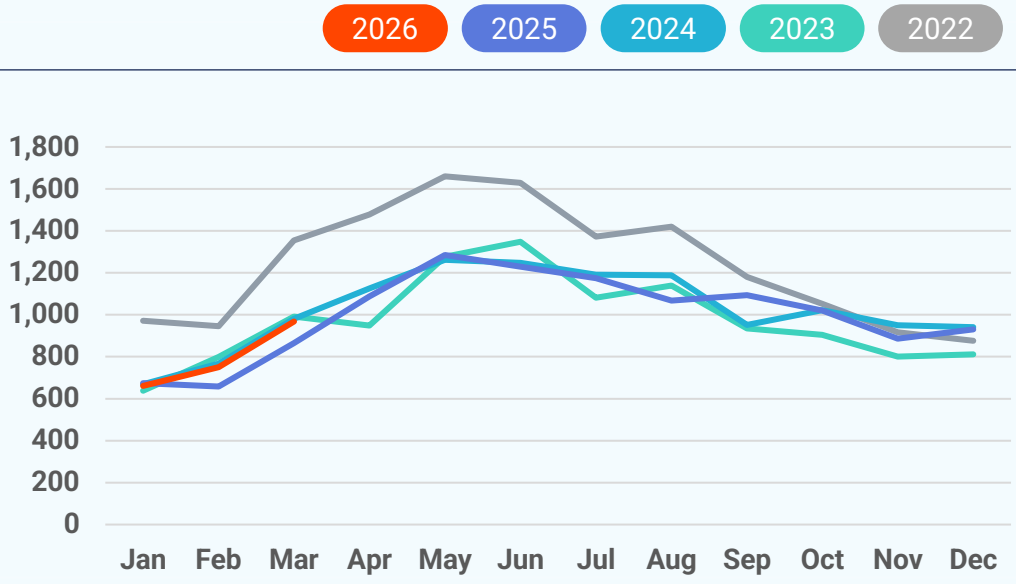
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	968	864	+12.0%
Median Sold Price	$544,000	$530,000	+2.6%
Median Days on Market	21 days	14 days	+7 days
New Pending Sales	1,351	1,277	+5.8%
New Listings	1,498	1,444	+3.7%
Active Listings	2,168	1,967	+10.2%
Months of Supply	2.09	1.90	+0.19 mos.

Closed Sales

968
March 2026

+12.0%
Mar '26 vs. Mar '25
(Mar '25: 864)

+28.9%
Mar '26 vs. Feb '26
(Feb '26: 751)



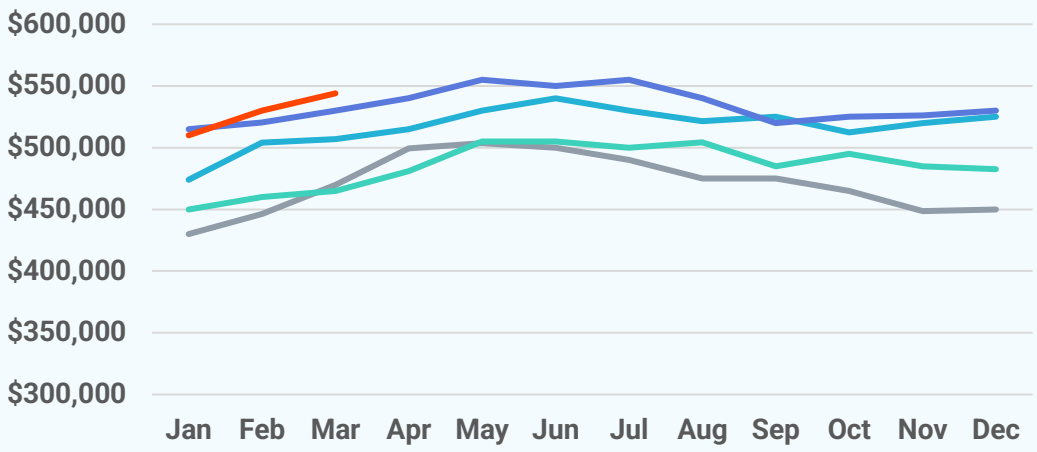
Median Sold Price

2026 2025 2024 2023 2022

$544,000
March 2026

+2.6%
Mar '26 vs. Mar '25
(Mar '25: $530,000)

+2.6%
Mar '26 vs. Feb '26
(Feb '26: $530,000)



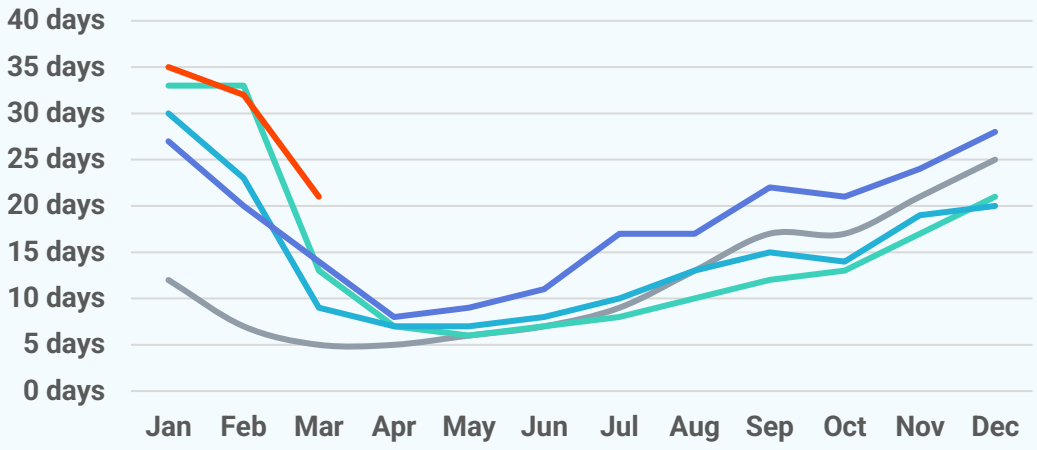
Median Days on Market

2026 2025 2024 2023 2022

21 days
March 2026

+7 days
Mar '26 vs. Mar '25
(Mar '25: 14 days)

-11 days
Mar '26 vs. Feb '26
(Feb '26: 32 days)



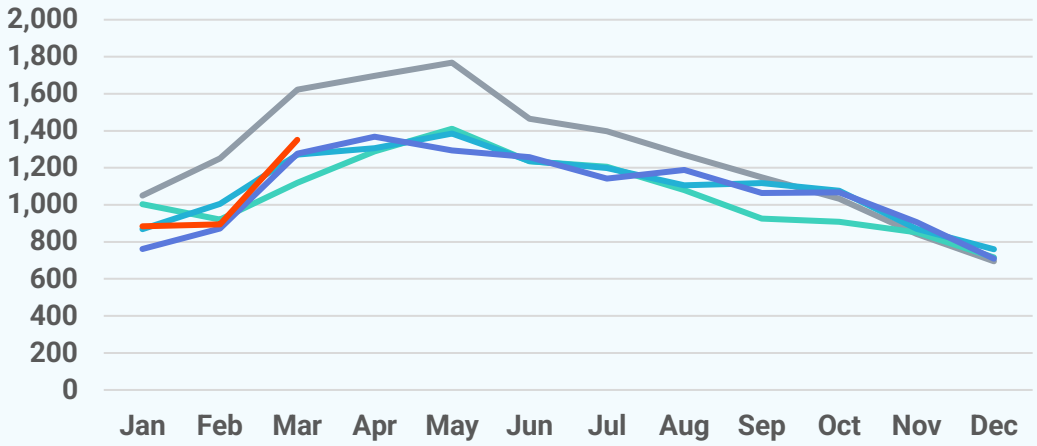
New Pending Sales

2026 2025 2024 2023 2022

1,351
March 2026

+5.8%
Mar '26 vs. Mar '25
(Mar '25: 1,277)

+51.1%
Mar '26 vs. Feb '26
(Feb '26: 894)



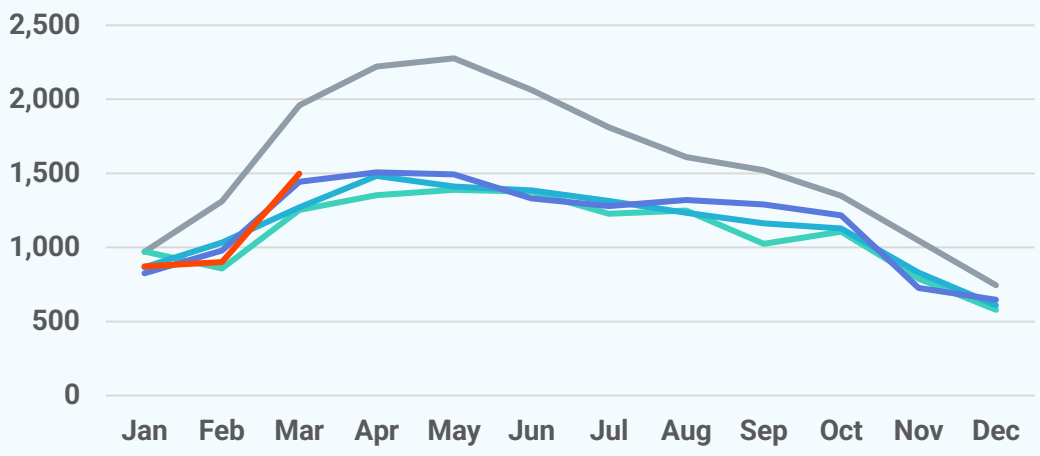
New Listings

2026 2025 2024 2023 2022

1,498
March 2026

+3.7%
Mar '26 vs. Mar '25
(Mar '25: 1,444)

+66.3%
Mar '26 vs. Feb '26
(Feb '26: 901)



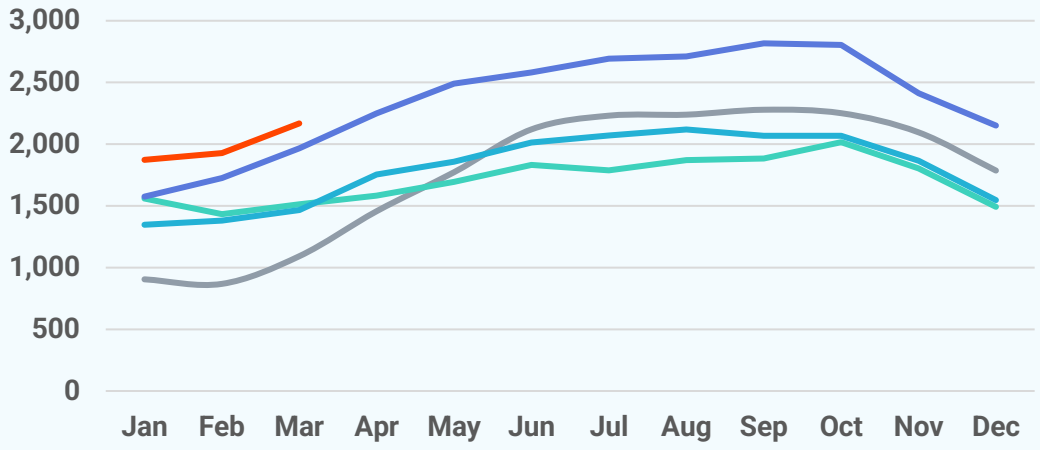
Active Listings

2026 2025 2024 2023 2022

2,168
March 2026

+10.2%
Mar '26 vs. Mar '25
(Mar '25: 1,967)

+12.4%
Mar '26 vs. Feb '26
(Feb '26: 1,928)



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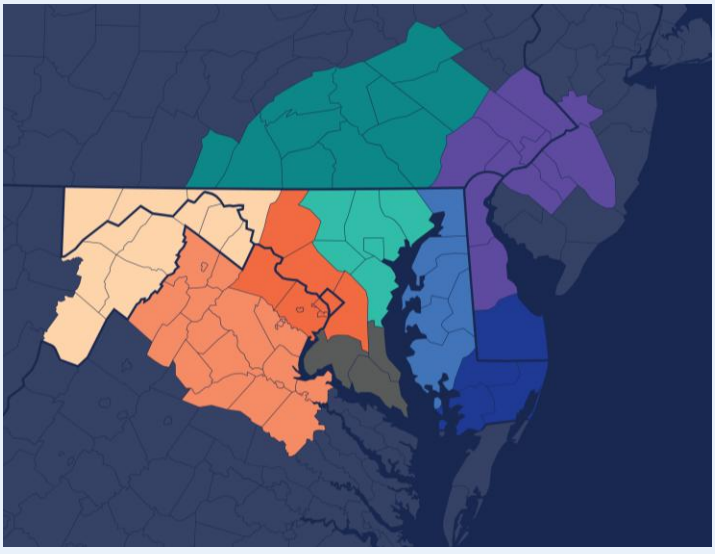


North Central Virginia

March 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 6, 2026

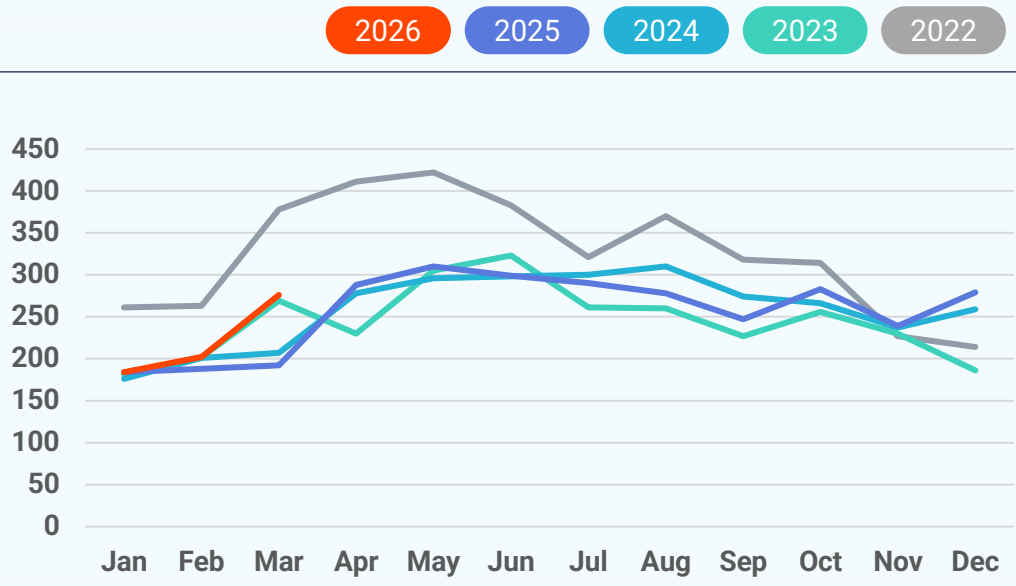
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	276	192	+43.8%
Median Sold Price	$440,000	$430,000	+2.3%
Median Days on Market	9 days	7 days	+2 days
New Pending Sales	342	292	+17.1%
New Listings	397	360	+10.3%
Active Listings	427	330	+29.4%
Months of Supply	1.56	1.25	+0.31 mos.

Closed Sales

276
March 2026

+43.8%
Mar '26 vs. Mar '25
(Mar '25: 192)

+36.6%
Mar '26 vs. Feb '26
(Feb '26: 202)



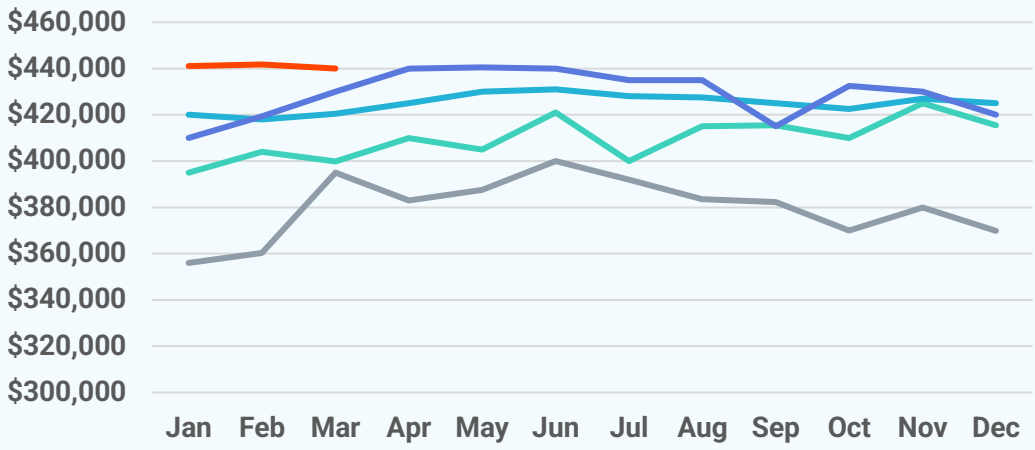
Median Sold Price

2026 2025 2024 2023 2022

$440,000
March 2026

+2.3%
Mar '26 vs. Mar '25
(Mar '25: $430,000)

-0.4%
Mar '26 vs. Feb '26
(Feb '26: $441,750)



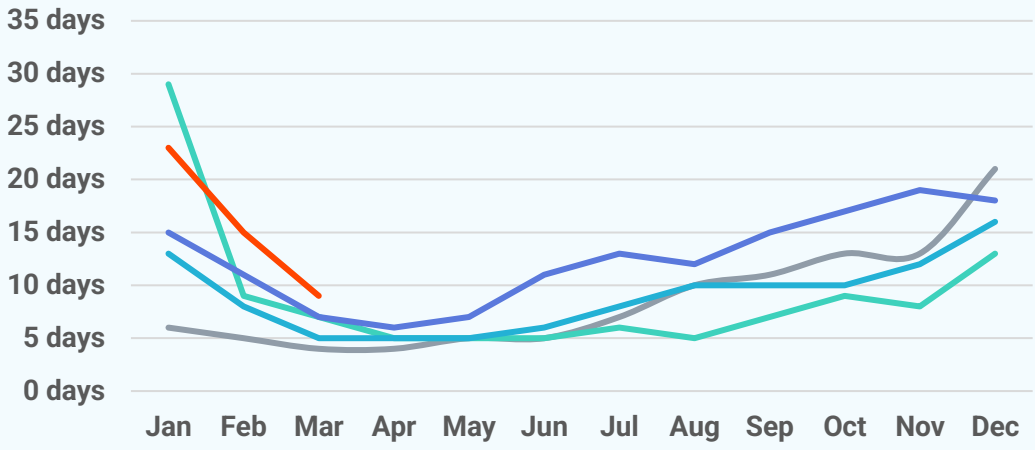
Median Days on Market

2026 2025 2024 2023 2022

9 days
March 2026

+2 days
Mar '26 vs. Mar '25
(Mar '25: 7 days)

-6 days
Mar '26 vs. Feb '26
(Feb '26: 15 days)



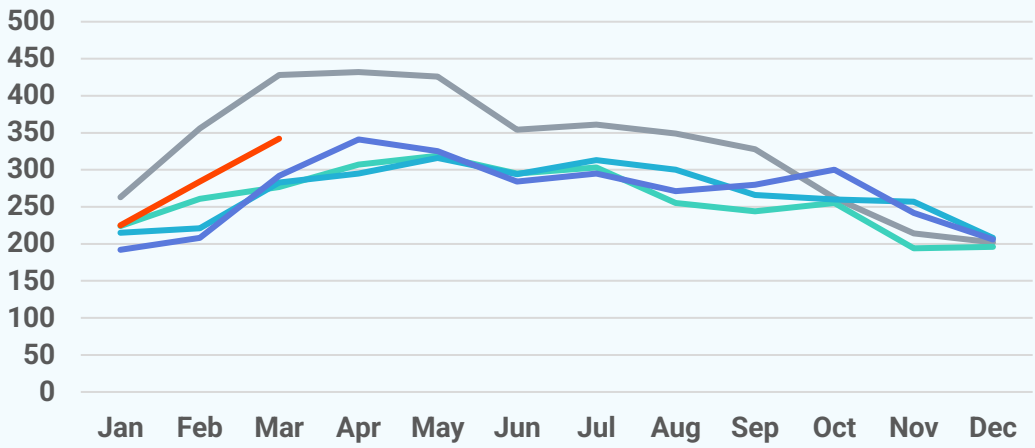
New Pending Sales

2026 2025 2024 2023 2022

342
March 2026

+17.1%
Mar '26 vs. Mar '25
(Mar '25: 292)

+20.4%
Mar '26 vs. Feb '26
(Feb '26: 284)



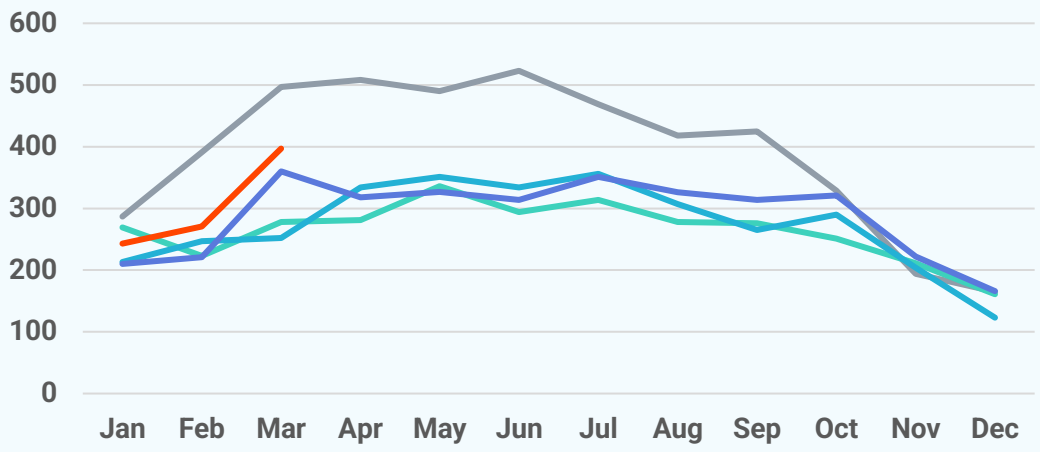
New Listings

2026 2025 2024 2023 2022

397
March 2026

+10.3%
Mar '26 vs. Mar '25
(Mar '25: 360)

+46.5%
Mar '26 vs. Feb '26
(Feb '26: 271)



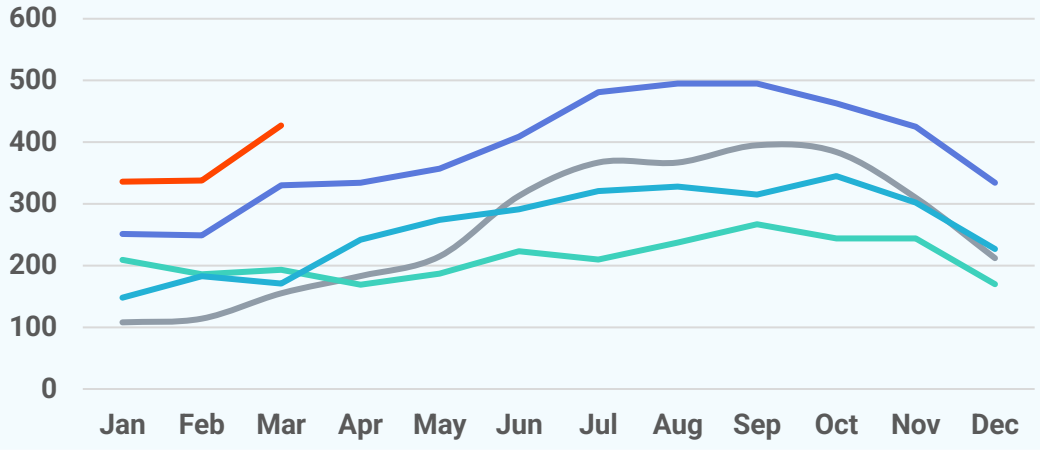
Active Listings

2026 2025 2024 2023 2022

427
March 2026

+29.4%
Mar '26 vs. Mar '25
(Mar '25: 330)

+26.3%
Mar '26 vs. Feb '26
(Feb '26: 338)



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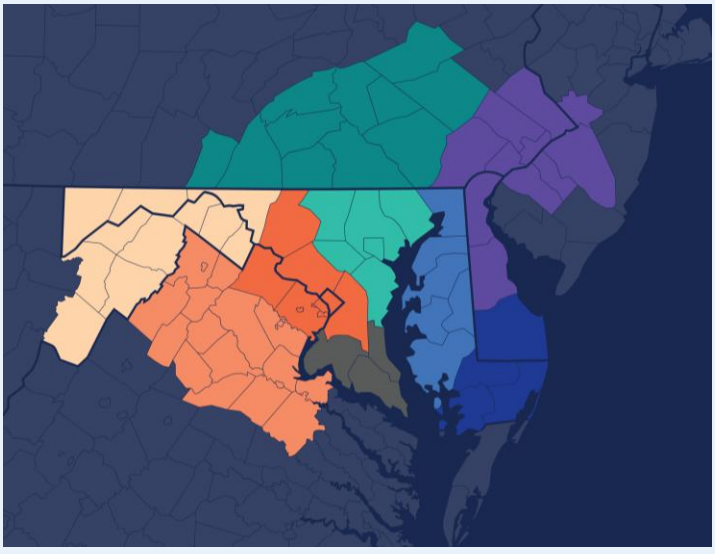


North Central Virginia

March 2026 Condos Report

Prepared by Bright Research

Data as of April 6, 2026

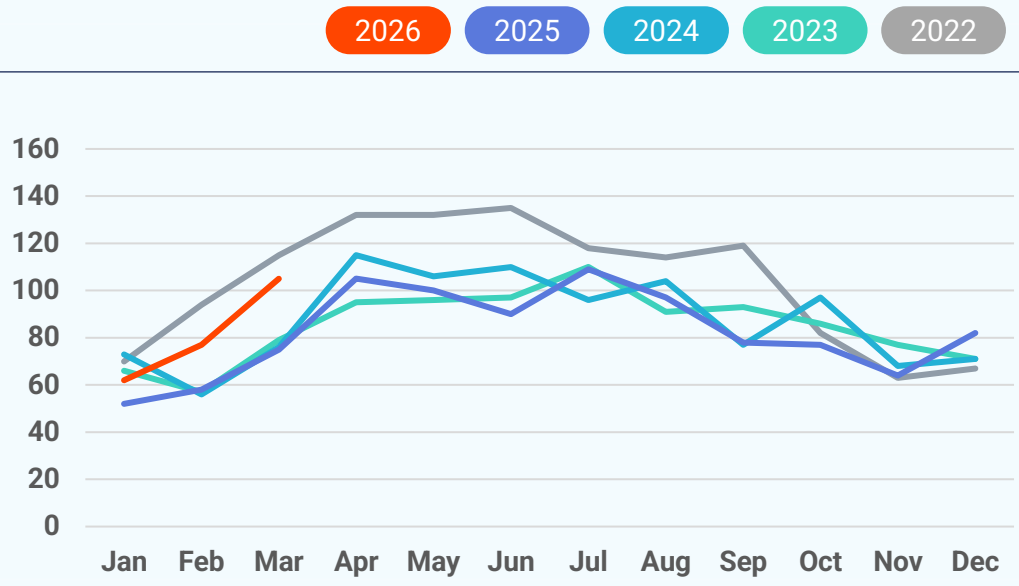
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	105	75	+40.0%
Median Sold Price	$409,990	$400,000	+2.5%
Median Days on Market	28 days	10 days	+18 days
New Pending Sales	130	99	+31.3%
New Listings	130	103	+26.2%
Active Listings	233	126	+84.9%
Months of Supply	2.53	1.43	+1.10 mos.

Closed Sales

105
March 2026

+40.0%
Mar '26 vs. Mar '25
(Mar '25: 75)

+36.4%
Mar '26 vs. Feb '26
(Feb '26: 77)



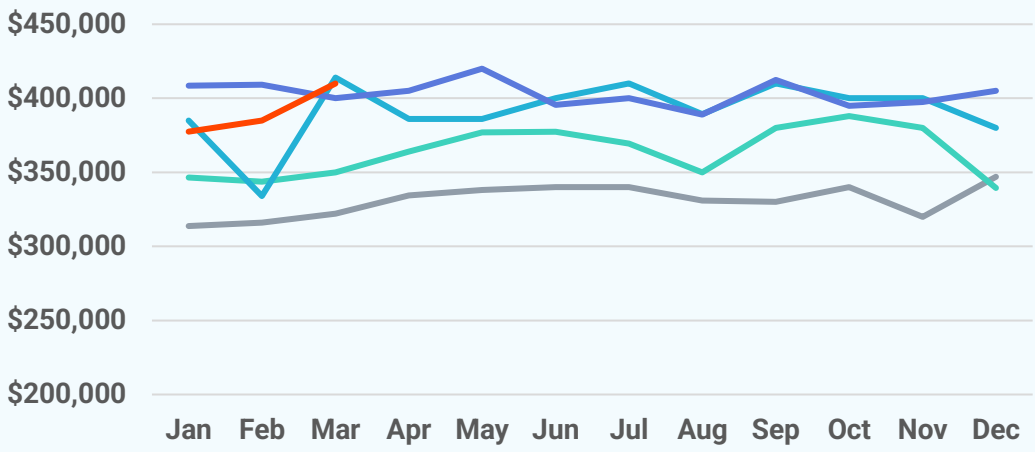
Median Sold Price

2026 2025 2024 2023 2022

$409,990
March 2026

+2.5%
Mar '26 vs. Mar '25
(Mar '25: $400,000)

+6.5%
Mar '26 vs. Feb '26
(Feb '26: $385,000)



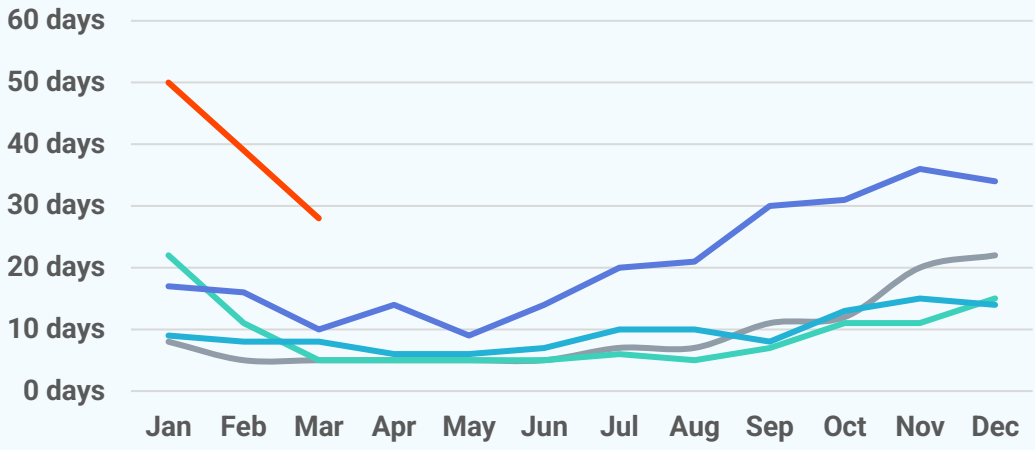
Median Days on Market

2026 2025 2024 2023 2022

28 days
March 2026

+18 days
Mar '26 vs. Mar '25
(Mar '25: 10 days)

-11 days
Mar '26 vs. Feb '26
(Feb '26: 39 days)



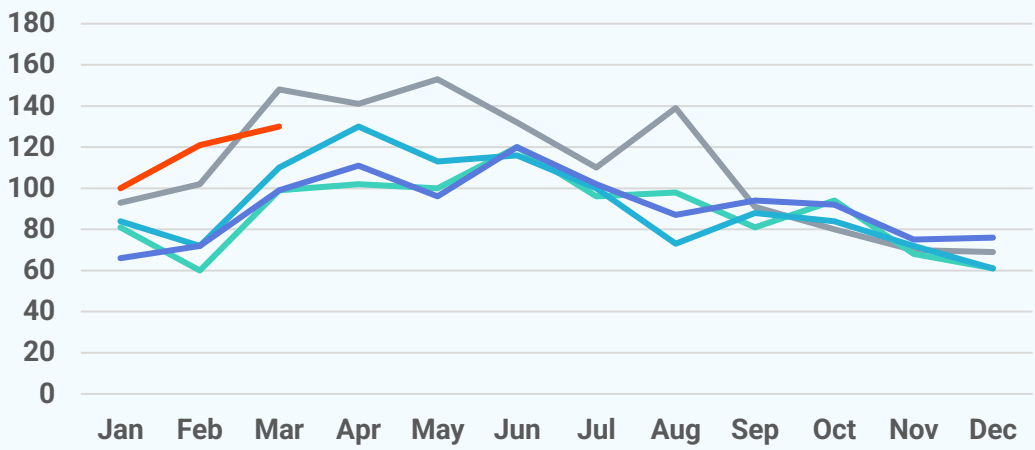
New Pending Sales

2026 2025 2024 2023 2022

130
March 2026

+31.3%
Mar '26 vs. Mar '25
(Mar '25: 99)

+7.4%
Mar '26 vs. Feb '26
(Feb '26: 121)



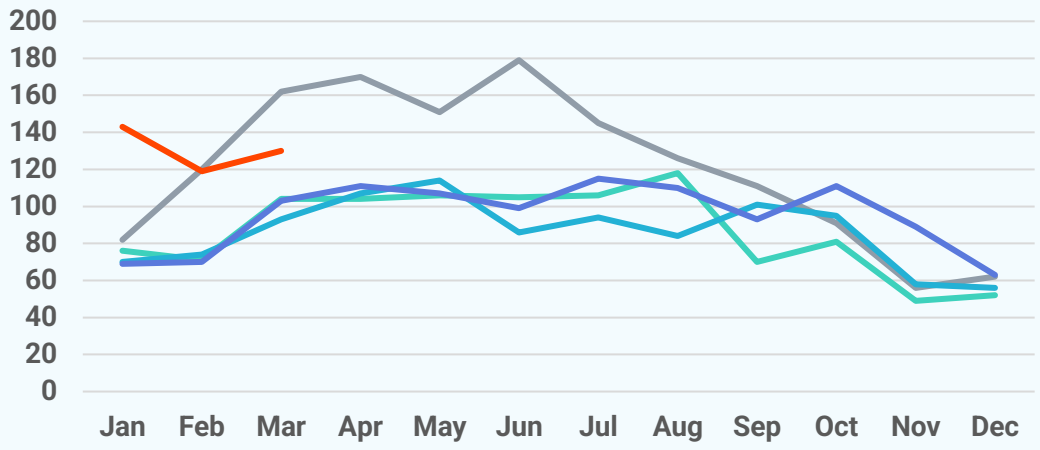
New Listings

2026 2025 2024 2023 2022

130
March 2026

+26.2%
Mar '26 vs. Mar '25
(Mar '25: 103)

+9.2%
Mar '26 vs. Feb '26
(Feb '26: 119)



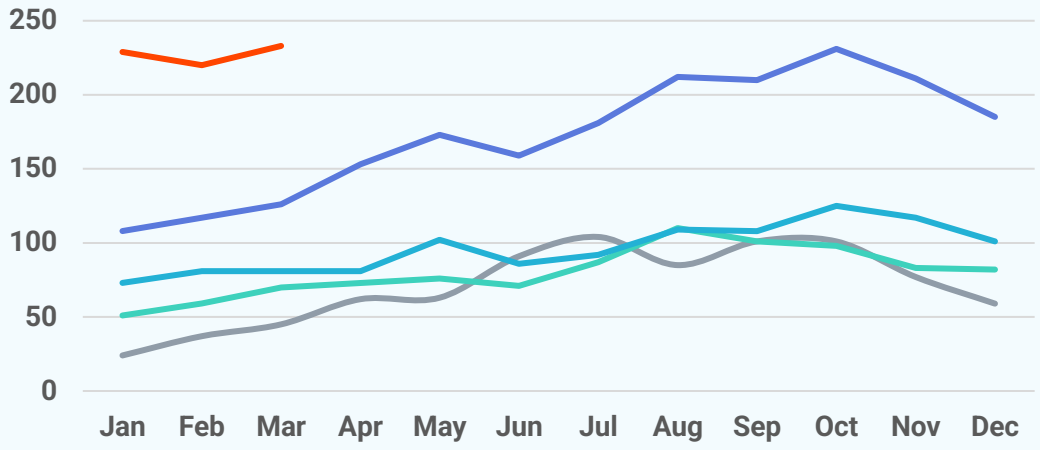
Active Listings

2026 2025 2024 2023 2022

233
March 2026

+84.9%
Mar '26 vs. Mar '25
(Mar '25: 126)

+5.9%
Mar '26 vs. Feb '26
(Feb '26: 220)



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**.

