

# 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          | 329       | 323       | +1.9%      | 586       | 621       | -5.6%      |
| Median Sold Price     | \$440,000 | \$425,000 | +3.5%      | \$434,990 | \$427,250 | +1.8%      |
| Median Days on Market | 46 days   | 35 days   | +11 days   | 41 days   | 29 days   | +12 days   |
| New Pending Sales     | 372       | 373       | -0.3%      | 756       | 716       | +5.6%      |
| New Listings          | 345       | 333       | +3.6%      | 816       | 725       | +12.6%     |
| Active Listings       | 831       | 639       | +30.0%     | 831       | 639       | +30.0%     |
| Months of Supply      | 2.06      | 1.55      | +0.51 mos. | 2.06      | 1.55      | +0.51 mos. |
| Showings              | 6,456     | 5,999     | +7.6%      | 12,547    | 11,700    | +7.2%      |

## Housing Market Trends

**Slow turnout for Southern Maryland buyers in February.** Closed sales increased a modest 1.9% in February 2026 while new pending sales were relatively flat, down 0.3%. It was a mixed bag across the region. A drop in new pending sales in Charles County in February held back the overall trend.

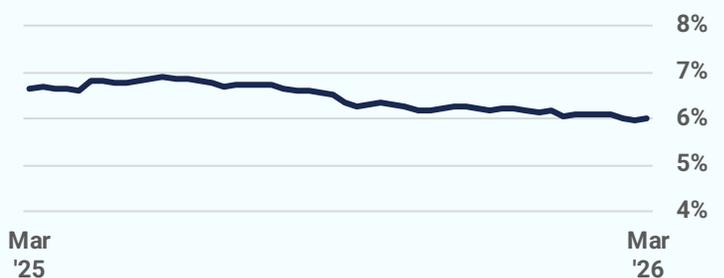
Buyers active in the market have seen a drop in mortgage rates. Hovering near 6%, rates are over half a percentage point better than the start of last year. Buyers also have more time to consider options. The median days on market in February 2026 was 46 days, 11 days longer than last year.

Inventory continues to climb. There were 831 active listings at the end of the month, 30.0% higher than a year ago. Sellers across Southern Maryland are listing homes at a slightly higher rate than last year with the overall new listings up 3.6% in February 2026.

## Market Outlook

Tailwinds supporting the housing market include lower mortgage rates, more supply, and a less competitive environment where buyers have more time to shop. Yet economic uncertainty, heightened with war in Iran, is bringing uncertainty to the outlook for the spring housing market. Buyers and sellers are likely to continue to be cautious in the coming months.

### Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

## Closed Sales

2026

2025

2024

2023

2022

**329**

February 2026

**+1.9%**

Feb '26 vs. Feb '25  
(Feb '25: 323)

**+34.3%**

Feb '26 vs. Jan '26  
(Jan '26: 245)



## Median Sold Price

2026

2025

2024

2023

2022

**\$440,000**

February 2026

**+3.5%**

Feb '26 vs. Feb '25  
(Feb '25: \$425,000)

**+4.1%**

Feb '26 vs. Jan '26  
(Jan '26: \$422,500)



## Median Days on Market

2026

2025

2024

2023

2022

**46 days**

February 2026

**+11 days**

Feb '26 vs. Feb '25  
(Feb '25: 35 days)

**+12 days**

Feb '26 vs. Jan '26  
(Jan '26: 34 days)



## New Pending Sales

2026

2025

2024

2023

2022

**372**

February 2026

**-0.3%**

Feb '26 vs. Feb '25  
(Feb '25: 373)

**-6.1%**

Feb '26 vs. Jan '26  
(Jan '26: 396)



## New Listings

2026

2025

2024

2023

2022

**345**

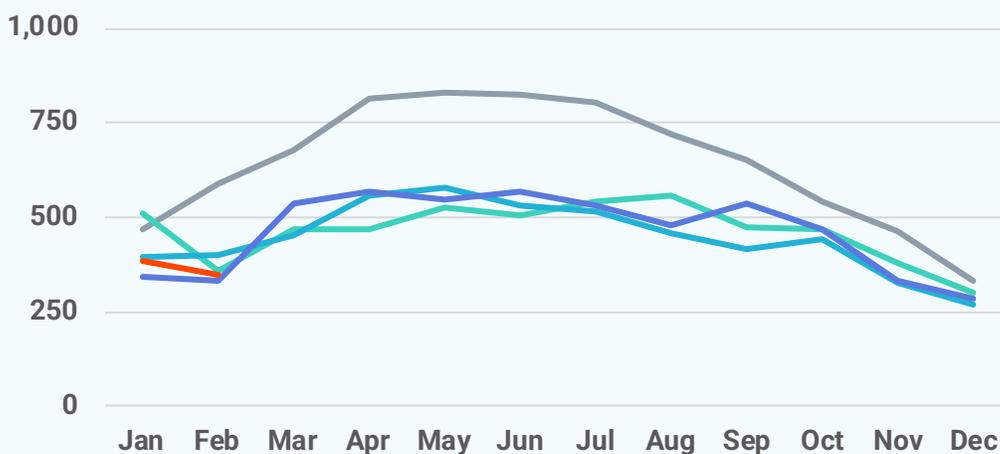
February 2026

**+3.6%**

Feb '26 vs. Feb '25  
(Feb '25: 333)

**-10.4%**

Feb '26 vs. Jan '26  
(Jan '26: 385)



## Active Listings

2026

2025

2024

2023

2022

**831**

February 2026

**+30.0%**

Feb '26 vs. Feb '25  
(Feb '25: 639)

**+1.3%**

Feb '26 vs. Jan '26  
(Jan '26: 820)



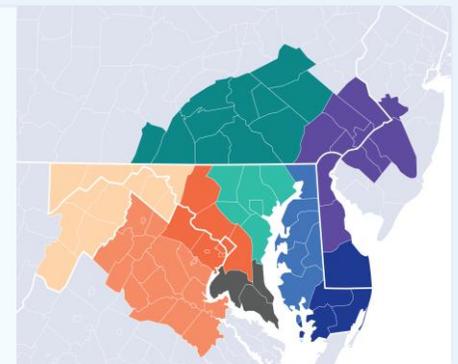
| Local Markets           | Closed Sales |             | Median Sales Price |             | Median Days on Market |             |
|-------------------------|--------------|-------------|--------------------|-------------|-----------------------|-------------|
|                         | Feb '26      | vs. Feb '25 | Feb '26            | vs. Feb '25 | Feb '26               | vs. Feb '25 |
| Southern MD             | 329          | +1.9%       | \$440,000          | +3.5%       | 46 days               | +11 days    |
| Calvert County, MD      | 78           | +16.4%      | \$427,642          | -2.8%       | 21 days               | -10 days    |
| Charles County, MD      | 167          | +0.0%       | \$439,990          | +2.3%       | 57 days               | +15 days    |
| Saint Mary's County, MD | 84           | -5.6%       | \$452,450          | +13.1%      | 29 days               | +9 days     |

| Local Markets           | New Pending Sales |             | New Listings |             | Showings |             |
|-------------------------|-------------------|-------------|--------------|-------------|----------|-------------|
|                         | Feb '26           | vs. Feb '25 | Feb '26      | vs. Feb '25 | Feb '26  | vs. Feb '25 |
| Southern MD             | 372               | -0.3%       | 345          | +3.6%       | 6,456    | +7.6%       |
| Calvert County, MD      | 87                | +6.1%       | 78           | +1.3%       | 1,785    | +33.9%      |
| Charles County, MD      | 190               | -8.7%       | 172          | +5.5%       | 3,514    | +0.3%       |
| Saint Mary's County, MD | 95                | +14.5%      | 95           | +2.2%       | 1,157    | -0.5%       |

| Local Markets           | Active Listings |             | Months of Supply |              |
|-------------------------|-----------------|-------------|------------------|--------------|
|                         | Feb '26         | vs. Feb '25 | Feb '26          | vs. Feb '25  |
| Southern MD             | 831             | +30.0%      | 2.06             | +0.51 months |
| Calvert County, MD      | 186             | +44.2%      | 1.96             | +0.66 months |
| Charles County, MD      | 479             | +32.0%      | 2.41             | +0.59 months |
| Saint Mary's County, MD | 166             | +12.9%      | 1.52             | +0.21 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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# 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          | 246       | 244       | +0.8%      |
| Median Sold Price     | \$470,000 | \$459,495 | +2.3%      |
| Median Days on Market | 46 days   | 37 days   | +9 days    |
| New Pending Sales     | 275       | 289       | -4.8%      |
| New Listings          | 250       | 260       | -3.8%      |
| Active Listings       | 624       | 504       | +23.8%     |
| Months of Supply      | 2.00      | 1.59      | +0.41 mos. |

## Closed Sales

2026

2025

2024

2023

2022

**246**

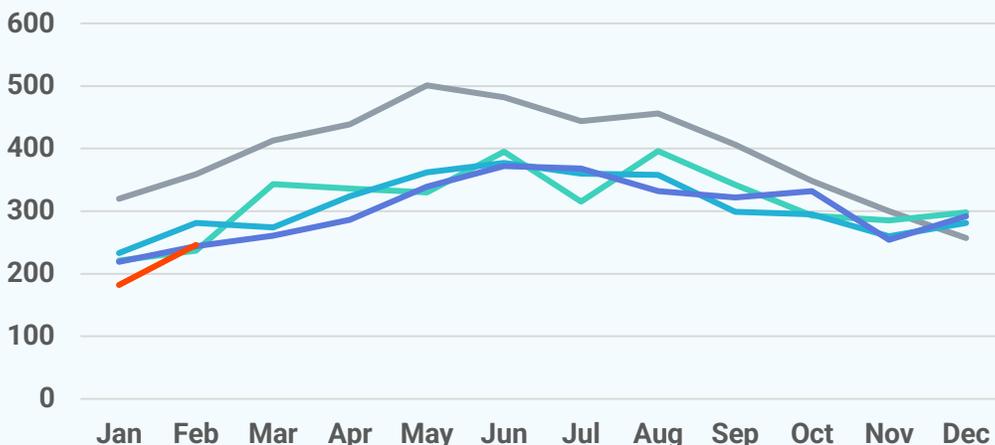
February 2026

**+0.8%**

Feb '26 vs. Feb '25  
(Feb '25: 244)

**+35.2%**

Feb '26 vs. Jan '26  
(Jan '26: 182)



## Median Sold Price

2026 2025 2024 2023 2022

**\$470,000**

February 2026

**+2.3%**

Feb '26 vs. Feb '25  
(Feb '25: \$459,495)

**+0.0%**

Feb '26 vs. Jan '26  
(Jan '26: \$470,000)



## Median Days on Market

2026 2025 2024 2023 2022

**46 days**

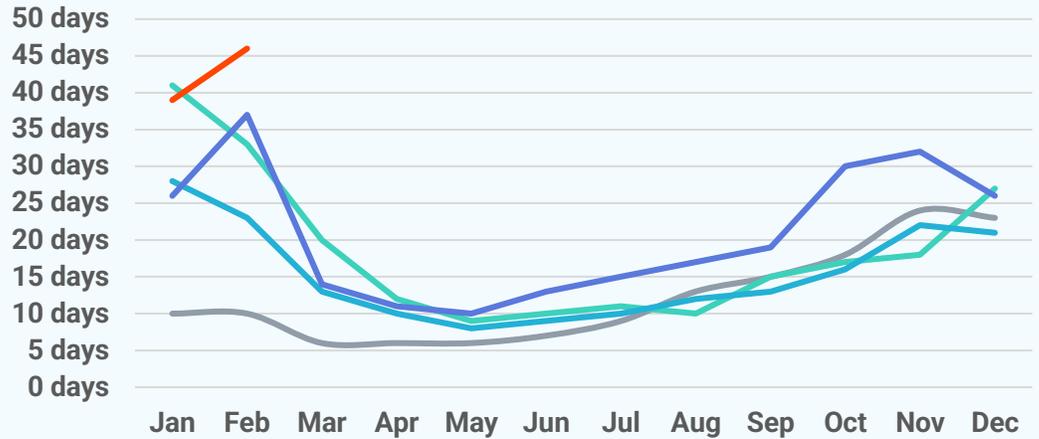
February 2026

**+9 days**

Feb '26 vs. Feb '25  
(Feb '25: 37 days)

**+7 days**

Feb '26 vs. Jan '26  
(Jan '26: 39 days)



## New Pending Sales

2026 2025 2024 2023 2022

**275**

February 2026

**-4.8%**

Feb '26 vs. Feb '25  
(Feb '25: 289)

**-4.8%**

Feb '26 vs. Jan '26  
(Jan '26: 289)



## New Listings

2026

2025

2024

2023

2022

**250**

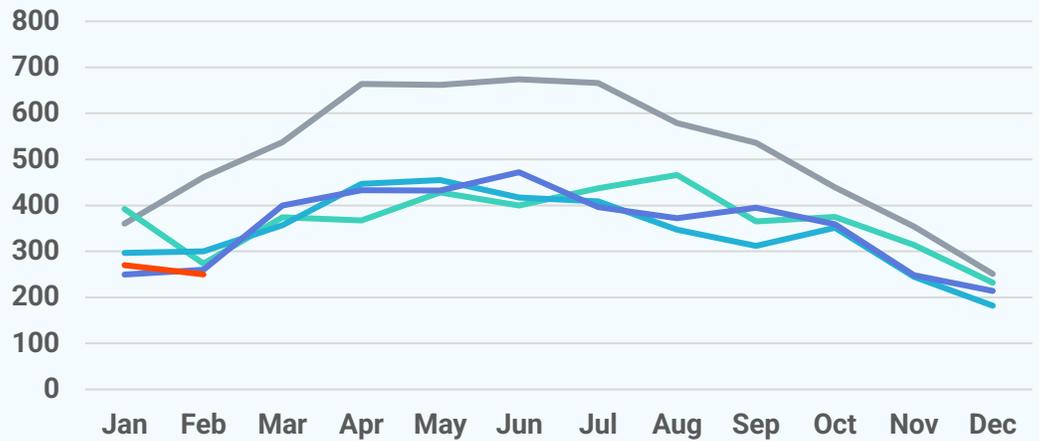
February 2026

**-3.8%**

Feb '26 vs. Feb '25  
(Feb '25: 260)

**-7.4%**

Feb '26 vs. Jan '26  
(Jan '26: 270)



## Active Listings

2026

2025

2024

2023

2022

**624**

February 2026

**+23.8%**

Feb '26 vs. Feb '25  
(Feb '25: 504)

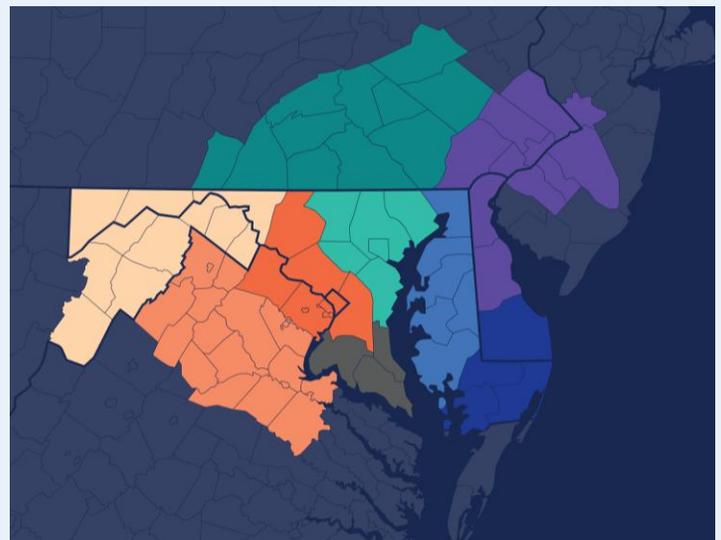
**-0.6%**

Feb '26 vs. Jan '26  
(Jan '26: 628)



## About Bright MLS

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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          | 80        | 69        | +15.9%     |
| Median Sold Price     | \$382,500 | \$371,990 | +2.8%      |
| Median Days on Market | 43 days   | 29 days   | +14 days   |
| New Pending Sales     | 92        | 77        | +19.5%     |
| New Listings          | 89        | 64        | +39.1%     |
| Active Listings       | 191       | 119       | +60.5%     |
| Months of Supply      | 2.30      | 1.43      | +0.87 mos. |

## Closed Sales

2026

2025

2024

2023

2022

**80**

February 2026

**+15.9%**

Feb '26 vs. Feb '25  
(Feb '25: 69)

**+48.1%**

Feb '26 vs. Jan '26  
(Jan '26: 54)



## Median Sold Price

2026 2025 2024 2023 2022

**\$382,500**

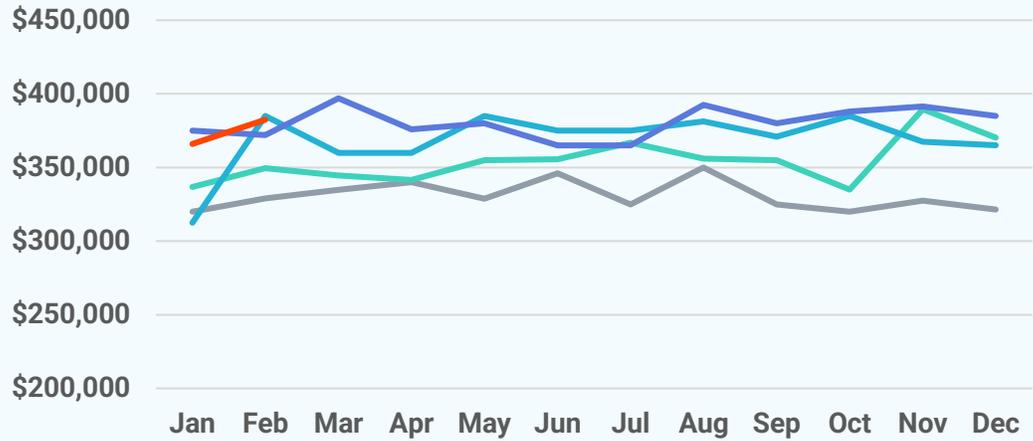
February 2026

**+2.8%**

Feb '26 vs. Feb '25  
(Feb '25: \$371,990)

**+4.5%**

Feb '26 vs. Jan '26  
(Jan '26: \$365,995)



## Median Days on Market

2026 2025 2024 2023 2022

**43 days**

February 2026

**+14 days**

Feb '26 vs. Feb '25  
(Feb '25: 29 days)

**+15 days**

Feb '26 vs. Jan '26  
(Jan '26: 28 days)



## New Pending Sales

2026 2025 2024 2023 2022

**92**

February 2026

**+19.5%**

Feb '26 vs. Feb '25  
(Feb '25: 77)

**-7.1%**

Feb '26 vs. Jan '26  
(Jan '26: 99)



## New Listings

2026

2025

2024

2023

2022

**89**

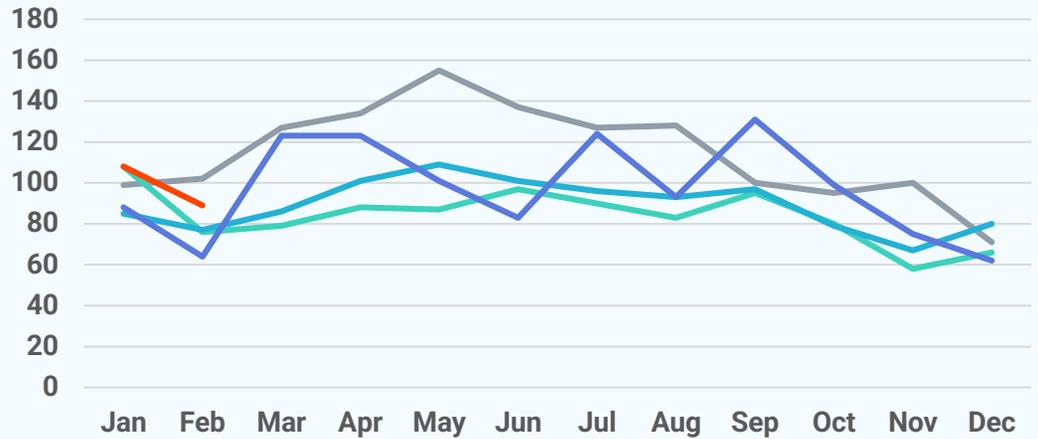
February 2026

**+39.1%**

Feb '26 vs. Feb '25  
(Feb '25: 64)

**-17.6%**

Feb '26 vs. Jan '26  
(Jan '26: 108)



## Active Listings

2026

2025

2024

2023

2022

**191**

February 2026

**+60.5%**

Feb '26 vs. Feb '25  
(Feb '25: 119)

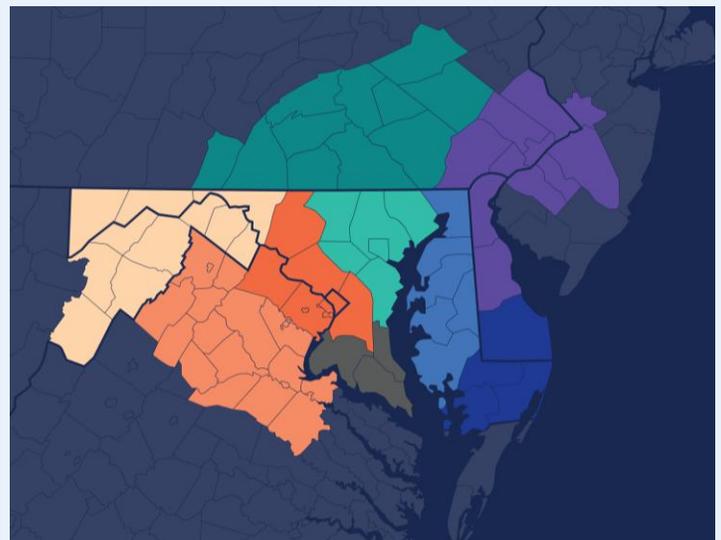
**+4.9%**

Feb '26 vs. Jan '26  
(Jan '26: 182)



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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          | 3         | 10        | -70.0%     |
| Median Sold Price     | \$382,000 | \$272,000 | +40.4%     |
| Median Days on Market | 169 days  | 46 days   | +123 days  |
| New Pending Sales     | 5         | 7         | -28.6%     |
| New Listings          | 6         | 8         | -25.0%     |
| Active Listings       | 16        | 16        | +0.0%      |
| Months of Supply      | 2.00      | 1.45      | +0.55 mos. |

## Closed Sales

2026

2025

2024

2023

2022

**3**

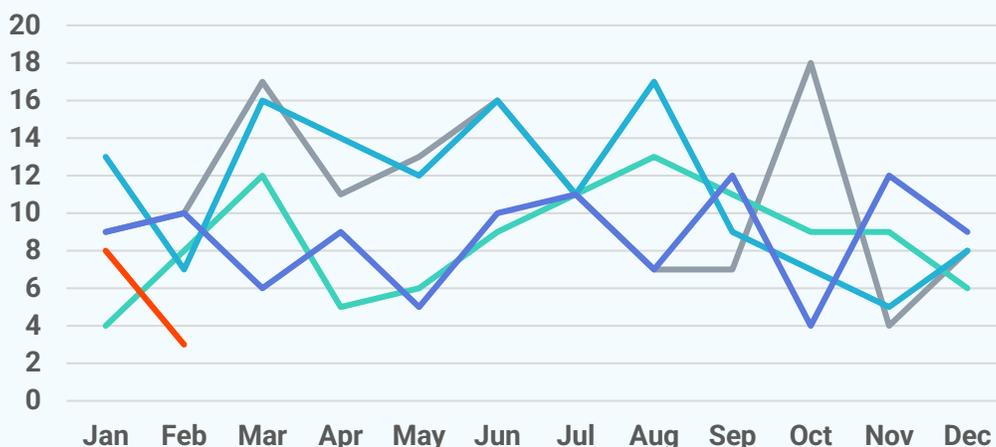
February 2026

**-70.0%**

Feb '26 vs. Feb '25  
(Feb '25: 10)

**-62.5%**

Feb '26 vs. Jan '26  
(Jan '26: 8)



## Median Sold Price

2026 2025 2024 2023 2022

**\$382,000**

February 2026

**+40.4%**

Feb '26 vs. Feb '25  
(Feb '25: \$272,000)

**+86.3%**

Feb '26 vs. Jan '26  
(Jan '26: \$205,000)



## Median Days on Market

2026 2025 2024 2023 2022

**169 days**

February 2026

**+123 days**

Feb '26 vs. Feb '25  
(Feb '25: 46 days)

**+147 days**

Feb '26 vs. Jan '26  
(Jan '26: 22 days)



## New Pending Sales

2026 2025 2024 2023 2022

**5**

February 2026

**-28.6%**

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

**-37.5%**

Feb '26 vs. Jan '26  
(Jan '26: 8)



## New Listings

2026

2025

2024

2023

2022

**6**

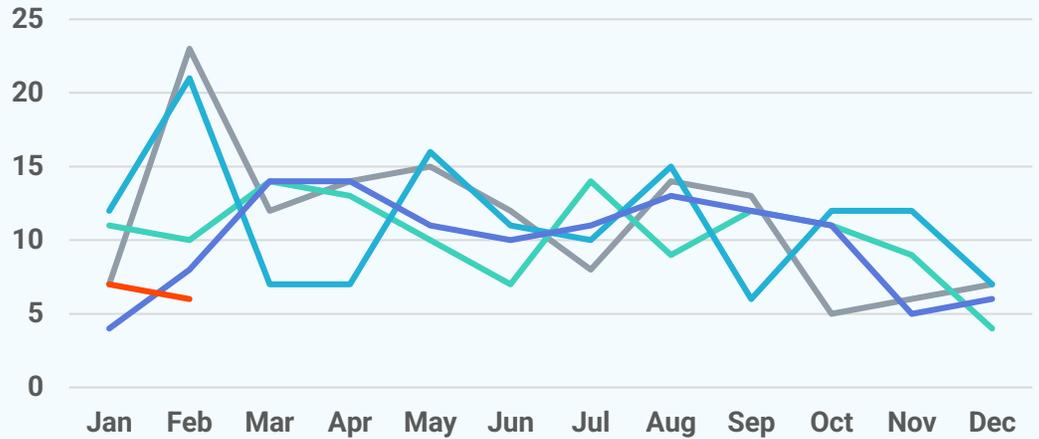
February 2026

**-25.0%**

Feb '26 vs. Feb '25  
(Feb '25: 8)

**-14.3%**

Feb '26 vs. Jan '26  
(Jan '26: 7)



## Active Listings

2026

2025

2024

2023

2022

**16**

February 2026

**+0.0%**

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

**+60.0%**

Feb '26 vs. Jan '26  
(Jan '26: 10)



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