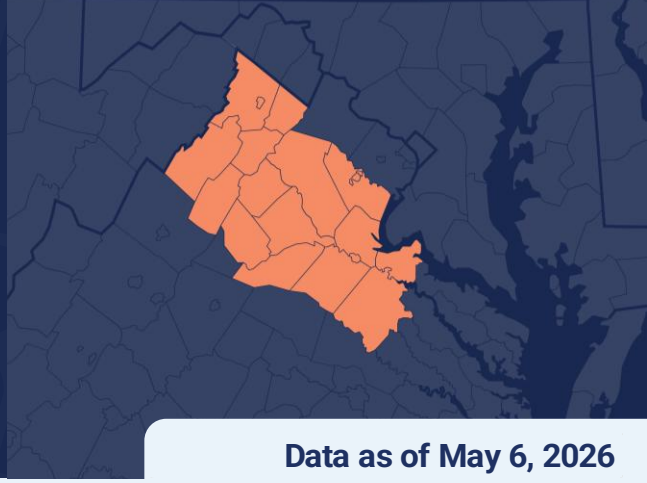
North Central Virginia

April 2026 Housing Market Report

Prepared by Bright Research



Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	1,493	1,480	+0.9%	4,886	4,496	+8.7%
Median Sold Price	$505,000	$499,000	+1.2%	$499,000	$489,000	+2.0%
Median Days on Market	9 days	8 days	+1 day	18 days	12 days	+6 days
New Pending Sales	1,869	1,820	+2.7%	6,045	5,502	+9.9%
New Listings	2,253	1,937	+16.3%	7,933	7,177	+10.5%
Active Listings	3,359	2,737	+22.7%	3,359	2,737	+22.7%
Months of Supply	2.39	1.98	+0.41 mos.	2.39	1.98	+0.41 mos.
Showings	29,545	27,599	+7.1%	99,708	93,696	+6.4%

Housing Market Trends

Sellers thaw and list more homes in April. Active listings rose by 22.7% at the end of April 2026 in the North Central Virginia market, providing buyers with more options when searching for a home. While some homes linger, many continue to sell quickly and the median days on market was nine days.

New listings surged from February to March and moved even higher in April, increasing by 16.3% year-over-year.

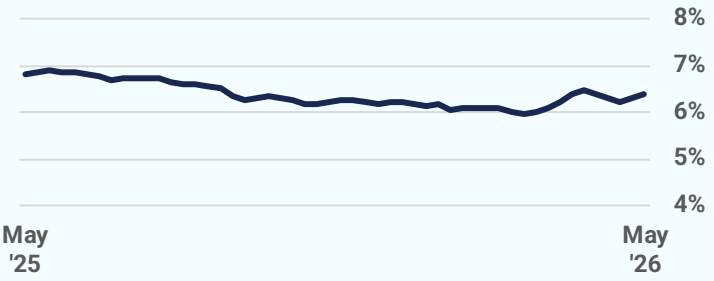
Buyers are responding to the additional options. Contract activity overall was up 2.7% but there was a lot of variation across local markets. New pending sales were lower in Spotsylvania, Stafford, and Frederick counties while Fauquier and Prince William had more contracts year-over-year in April.

Price growth has moderated in North Central Virginia. The median sold price in April 2026 was $505,000, up by just 1.2% compared to April 2025.

Market Outlook

Buyers are facing volatile mortgage rates and economic uncertainty. Some may be held back while others are taking advantage of higher supply in today's market. North Central Virginia has the most growth in closed sales year-to-date in the Mid-Atlantic. An uptick in showing activity suggests buyers are interested and we will see if this turns into contracts and sales in future months.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

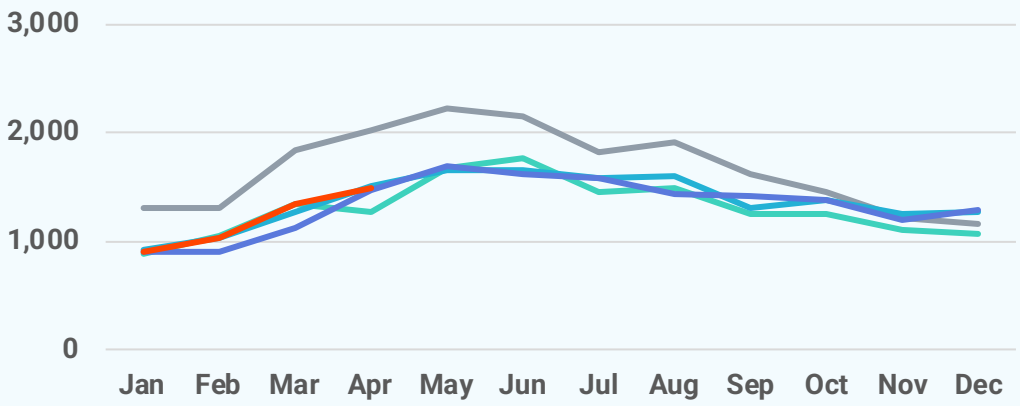
Closed Sales

2026 2025 2024 2023 2022

1,493
April 2026

+0.9%
Apr '26 vs. Apr '25
(Apr '25: 1,480)

+10.7%
Apr '26 vs. Mar '26
(Mar '26: 1,349)



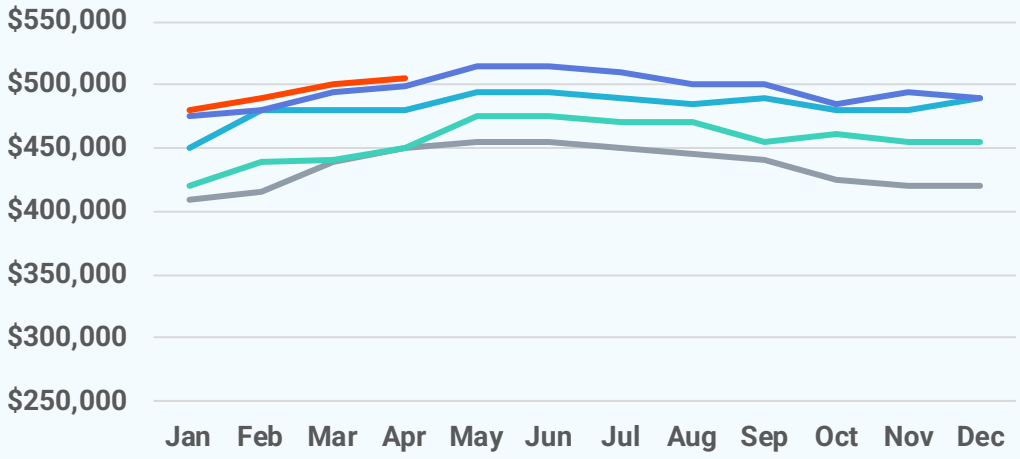
Median Sold Price

2026 2025 2024 2023 2022

$505,000
April 2026

+1.2%
Apr '26 vs. Apr '25
(Apr '25: $499,000)

+1.0%
Apr '26 vs. Mar '26
(Mar '26: $500,000)



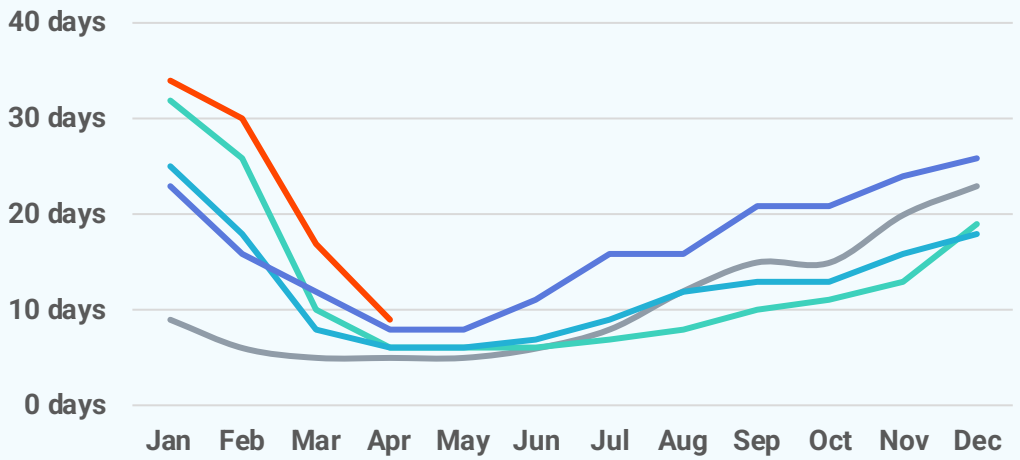
Median Days on Market

2026 2025 2024 2023 2022

9 days
April 2026

+1 day
Apr '26 vs. Apr '25
(Apr '25: 8 days)

-8 days
Apr '26 vs. Mar '26
(Mar '26: 17 days)



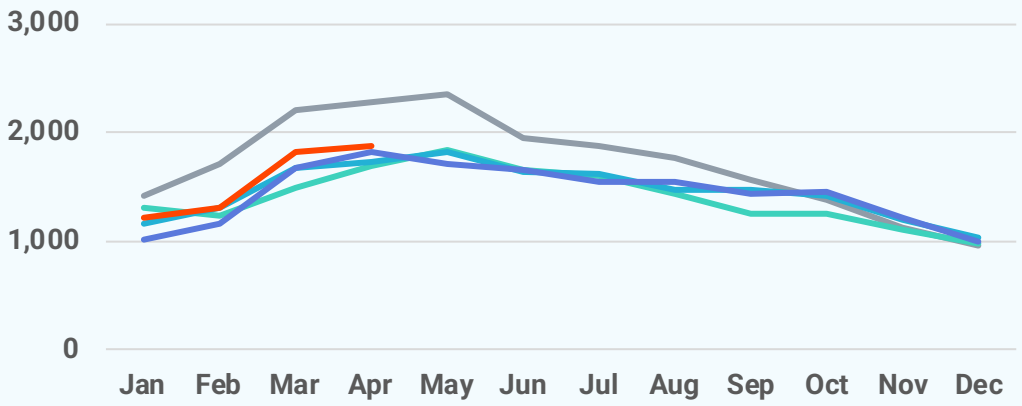
New Pending Sales

2026 2025 2024 2023 2022

1,869
April 2026

+2.7%
Apr '26 vs. Apr '25
(Apr '25: 1,820)

+2.5%
Apr '26 vs. Mar '26
(Mar '26: 1,824)



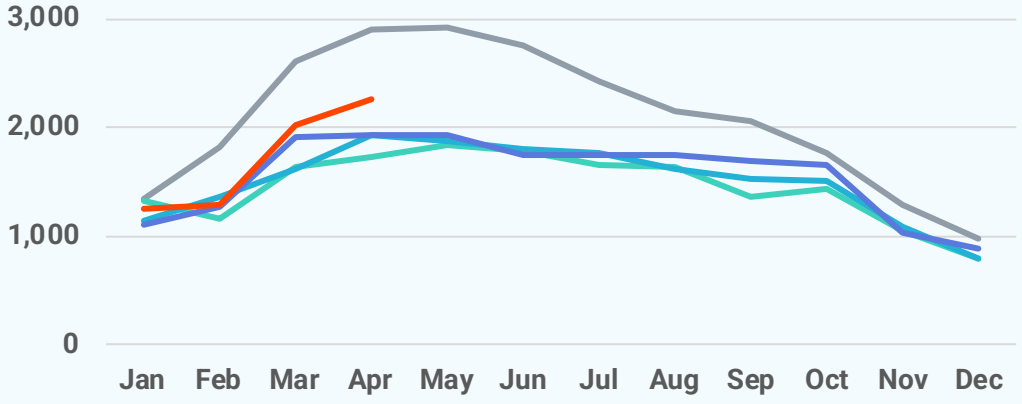
New Listings

2026 2025 2024 2023 2022

2,253
April 2026

+16.3%
Apr '26 vs. Apr '25
(Apr '25: 1,937)

+11.3%
Apr '26 vs. Mar '26
(Mar '26: 2,025)



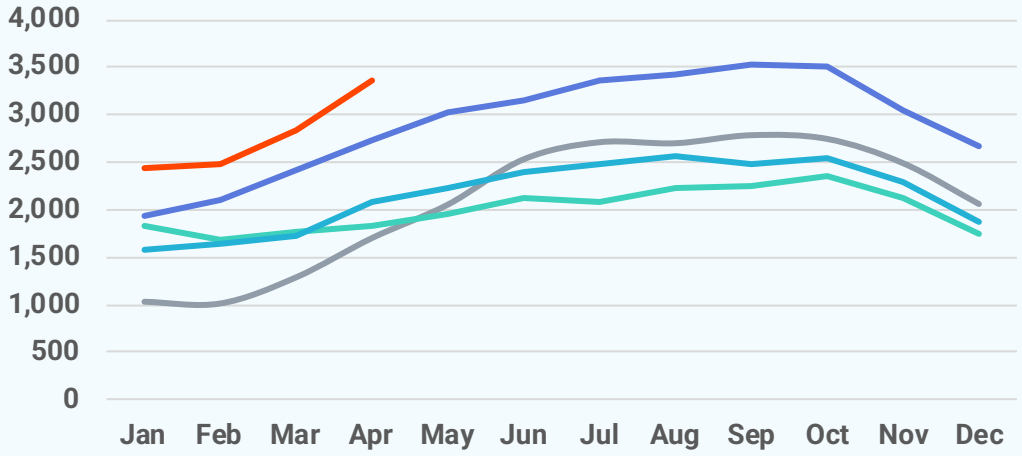
Active Listings

2026 2025 2024 2023 2022

3,359
April 2026

+22.7%
Apr '26 vs. Apr '25
(Apr '25: 2,737)

+18.8%
Apr '26 vs. Mar '26
(Mar '26: 2,828)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
North Central VA	1,493	+0.9%	$505,000	+1.2%	9 days	+1 day
Caroline County, VA	36	-7.7%	$382,000	+3.5%	11 days	-16 days
Clarke County, VA	23	+53.3%	$510,000	-15.0%	9 days	+1 day
Culpeper County, VA	57	+7.5%	$495,000	-1.0%	9 days	-8 days
Fauquier County, VA	91	+18.2%	$615,000	+5.1%	7 days	+2 days
Frederick County, VA	114	-8.1%	$434,500	+1.0%	13 days	-3 days
Fredericksburg City, VA	27	+0.0%	$489,000	+7.5%	13 days	+8 days
King George County, VA	22	-12.0%	$486,347	+10.5%	20 days	+6 days
Madison County, VA	9	+80.0%	$500,000	-2.9%	51 days	+32 days
Manassas City, VA	49	+22.5%	$535,000	+18.9%	7 days	-1 day
Manassas Park City, VA	23	+9.5%	$475,000	-6.9%	10 days	-1 day
Orange County, VA	83	+1.2%	$437,390	+5.4%	18 days	+5 days
Page County, VA	30	+42.9%	$320,000	+6.7%	20 days	-4 days
Prince William County, VA	464	-9.9%	$600,000	+1.2%	6 days	+0 days
Rappahannock County, VA	9	+125.0%	$732,000	+7.3%	129 days	-18 days
Shenandoah County, VA	47	-14.5%	$355,000	+9.2%	15 days	+5 days
Spotsylvania County, VA	169	+8.3%	$442,500	-3.4%	10 days	+1 day
Stafford County, VA	168	+12.0%	$552,500	+2.5%	10 days	+4 days
Warren County, VA	45	+4.7%	$430,000	+21.1%	13 days	+0 days
Winchester City, VA	27	-3.6%	$399,990	+2.4%	21 days	+15 days

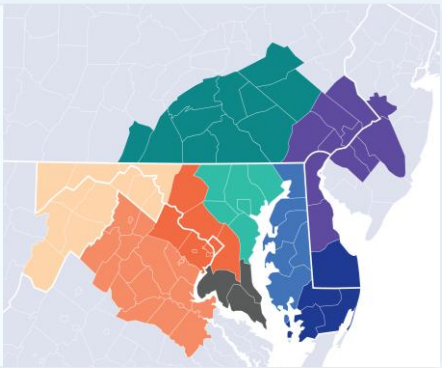
Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
North Central VA	1,869	+2.7%	2,253	+16.3%	29,545	+7.1%
Caroline County, VA	38	-35.6%	73	+43.1%	494	+21.4%
Clarke County, VA	31	+55.0%	32	+10.3%	410	+43.9%
Culpeper County, VA	64	+10.3%	101	+57.8%	656	-13.5%
Fauquier County, VA	109	+9.0%	128	+19.6%	1,435	+7.7%
Frederick County, VA	167	-3.5%	207	+46.8%	2,088	-0.0%
Fredericksburg City, VA	35	+29.6%	37	+19.4%	494	+14.9%
King George County, VA	37	-2.6%	45	+73.1%	439	+36.3%
Madison County, VA	17	+21.4%	13	-45.8%	124	+2.5%
Manassas City, VA	57	+23.9%	51	+15.9%	894	+25.6%
Manassas Park City, VA	15	-11.8%	17	+0.0%	205	-31.0%
Orange County, VA	94	+30.6%	151	+69.7%	875	+28.3%
Page County, VA	32	+33.3%	34	-2.9%	376	+25.8%
Prince William County, VA	587	+3.5%	587	-4.1%	11,539	+9.5%
Rappahannock County, VA	7	+16.7%	21	+133.3%	131	-1.5%
Shenandoah County, VA	50	-13.8%	70	+11.1%	578	-17.5%
Spotsylvania County, VA	194	-5.4%	248	+11.2%	3,093	+7.9%
Stafford County, VA	230	-2.1%	327	+26.7%	3,979	+0.8%
Warren County, VA	77	+20.3%	76	-2.6%	1,175	-1.4%
Winchester City, VA	28	-24.3%	35	-2.8%	560	+15.2%

Local Markets

	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
North Central VA	3,359	+22.7%	2.39	+0.41 months
Caroline County, VA	138	+56.8%	4.06	+1.8 months
Clarke County, VA	43	+22.9%	2.69	+0 months
Culpeper County, VA	201	+40.6%	3.87	+1.17 months
Fauquier County, VA	209	+19.4%	2.61	+0.28 months
Frederick County, VA	336	+24.9%	2.60	+0.5 months
Fredericksburg City, VA	58	+13.7%	2.64	+0.42 months
King George County, VA	73	+62.2%	3.04	+1.49 months
Madison County, VA	28	-37.8%	2.33	-2.17 months
Manassas City, VA	56	-5.1%	1.47	-0.12 months
Manassas Park City, VA	25	+19.0%	1.56	+0.25 months
Orange County, VA	231	+38.3%	3.55	+0.67 months
Page County, VA	81	+15.7%	3.52	+0.02 months
Prince William County, VA	713	+16.1%	1.66	+0.24 months
Rappahannock County, VA	47	+51.6%	7.83	+2.66 months
Shenandoah County, VA	140	+23.9%	2.75	+0.4 months
Spotsylvania County, VA	349	+7.7%	2.20	+0.07 months
Stafford County, VA	429	+27.3%	2.62	+0.47 months
Warren County, VA	130	+15.0%	2.71	+0.4 months
Winchester City, VA	72	+94.6%	2.57	+1.29 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, Media Relations Director** with interview or information requests:

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

North Central Virginia

April 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	1,091	1,087	+0.4%
Median Sold Price	$555,000	$540,000	+2.8%
Median Days on Market	9 days	8 days	+1 day
New Pending Sales	1,360	1,368	-0.6%
New Listings	1,722	1,507	+14.3%
Active Listings	2,663	2,250	+18.4%
Months of Supply	2.57	2.19	+0.38 mos.

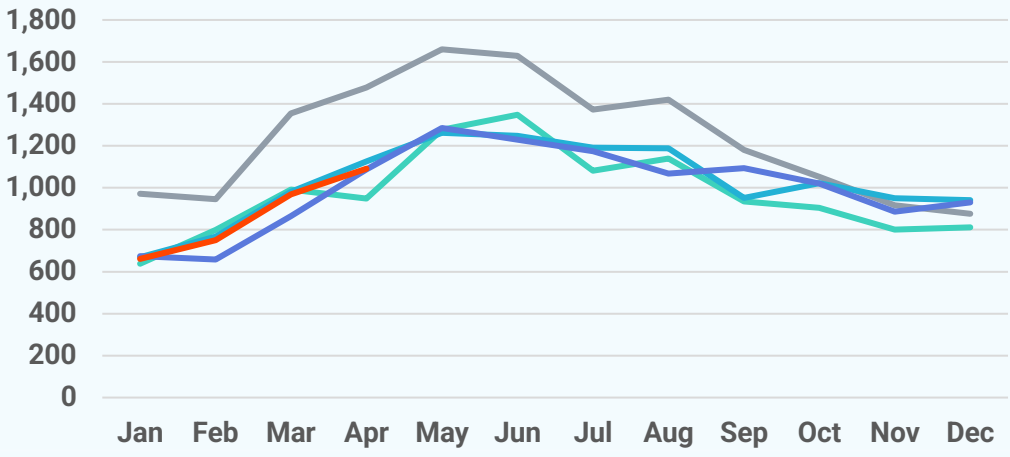
Closed Sales

2026 2025 2024 2023 2022

1,091
April 2026

+0.4%
Apr '26 vs. Apr '25
(Apr '25: 1,087)

+12.7%
Apr '26 vs. Mar '26
(Mar '26: 968)



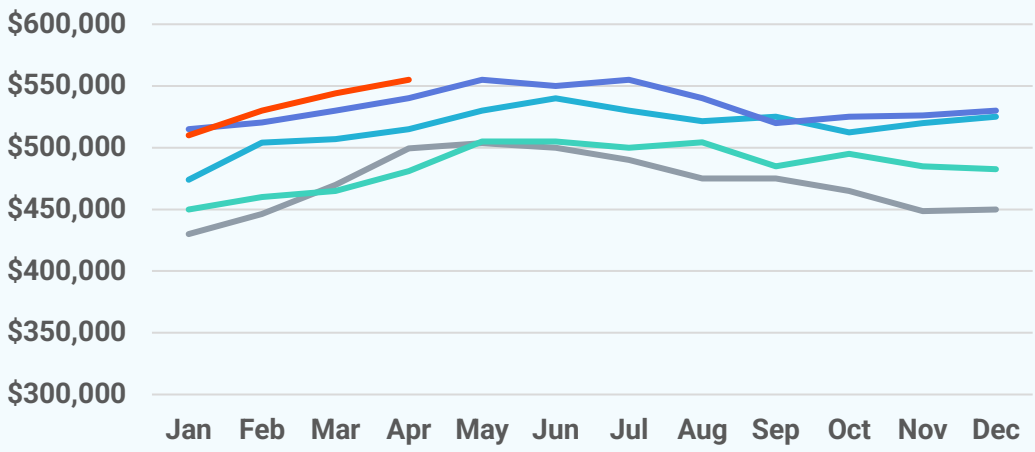
Median Sold Price

2026 2025 2024 2023 2022

$555,000
April 2026

+2.8%
Apr '26 vs. Apr '25
(Apr '25: $540,000)

+2.0%
Apr '26 vs. Mar '26
(Mar '26: $544,000)



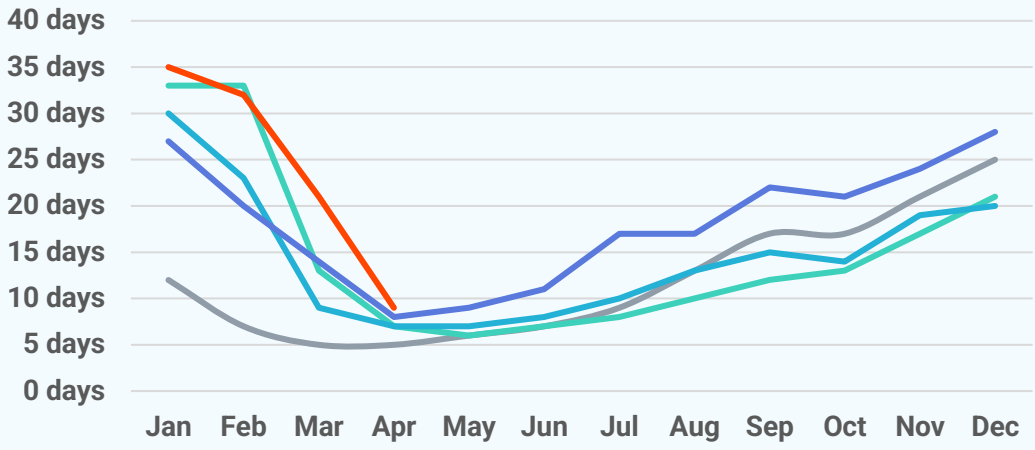
Median Days on Market

2026 2025 2024 2023 2022

9 days
April 2026

+1 day
Apr '26 vs. Apr '25
(Apr '25: 8 days)

-12 days
Apr '26 vs. Mar '26
(Mar '26: 21 days)



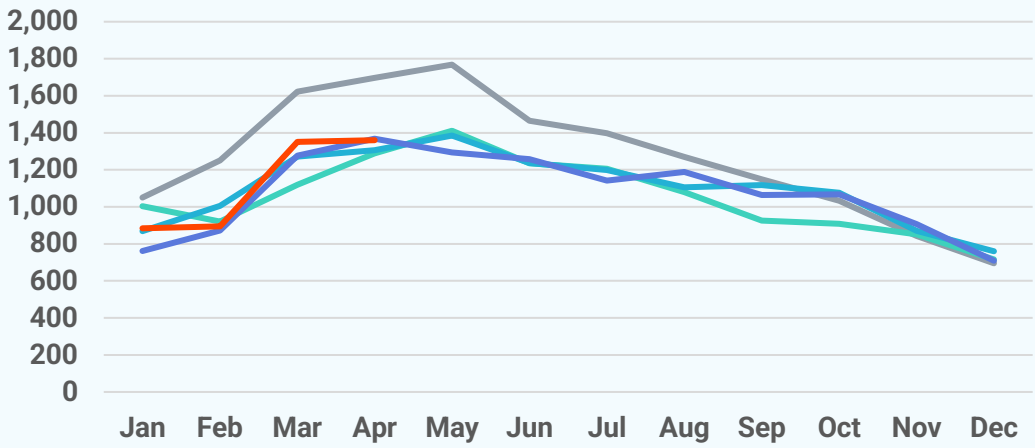
New Pending Sales

2026 2025 2024 2023 2022

1,360
April 2026

-0.6%
Apr '26 vs. Apr '25
(Apr '25: 1,368)

+0.7%
Apr '26 vs. Mar '26
(Mar '26: 1,351)



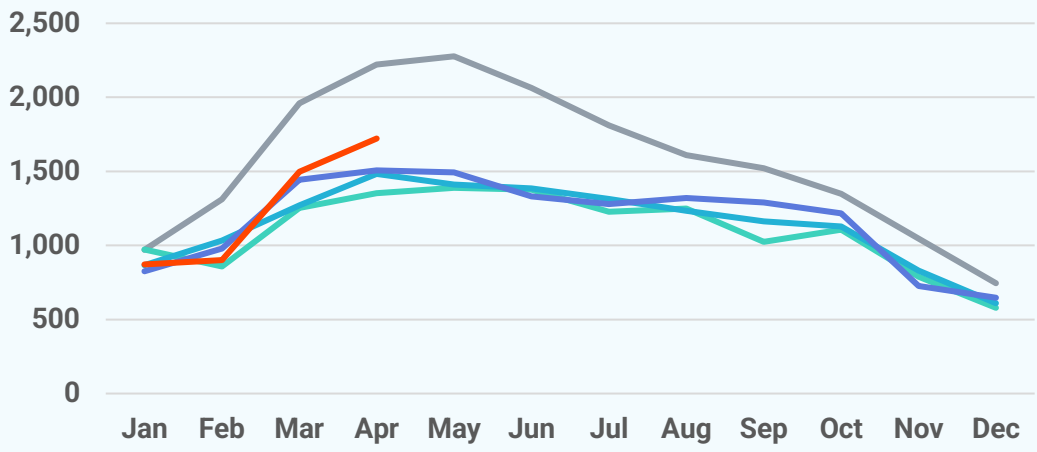
New Listings

2026 2025 2024 2023 2022

1,722
April 2026

+14.3%
Apr '26 vs. Apr '25
(Apr '25: 1,507)

+15.0%
Apr '26 vs. Mar '26
(Mar '26: 1,498)



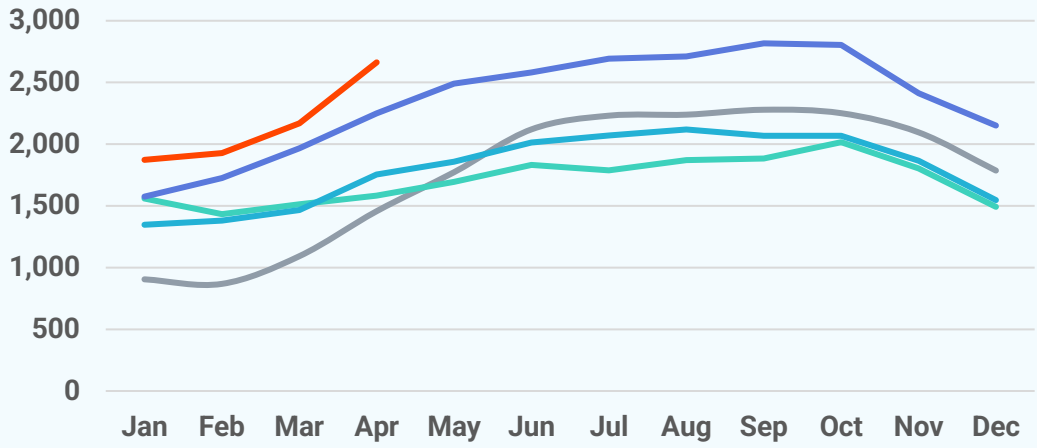
Active Listings

2026 2025 2024 2023 2022

2,663
April 2026

+18.4%
Apr '26 vs. Apr '25
(Apr '25: 2,250)

+22.8%
Apr '26 vs. Mar '26
(Mar '26: 2,168)



About Bright MLS

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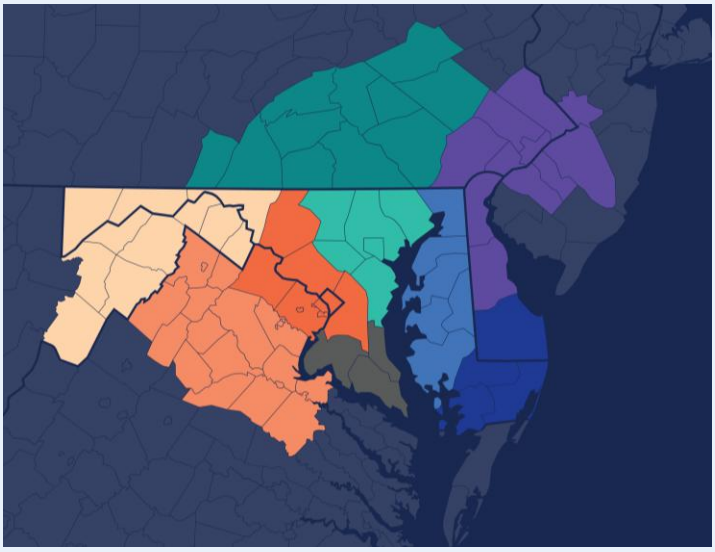


North Central Virginia

April 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2026

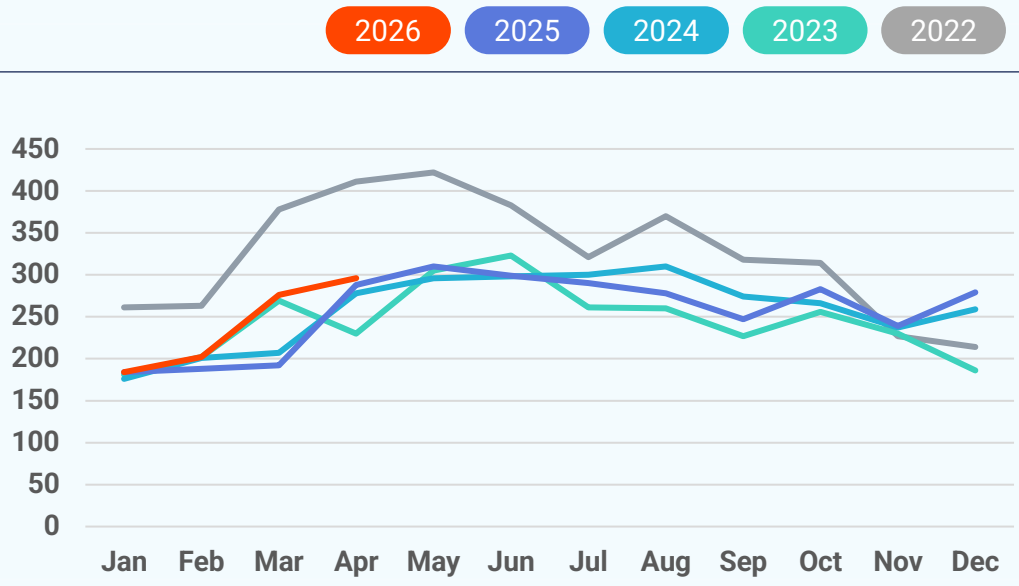
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	296	288	+2.8%
Median Sold Price	$437,000	$440,000	-0.7%
Median Days on Market	7 days	6 days	+1 day
New Pending Sales	369	341	+8.2%
New Listings	403	318	+26.7%
Active Listings	460	334	+37.7%
Months of Supply	1.68	1.26	+0.42 mos.

Closed Sales

296
April 2026

+2.8%
Apr '26 vs. Apr '25
(Apr '25: 288)

+7.2%
Apr '26 vs. Mar '26
(Mar '26: 276)



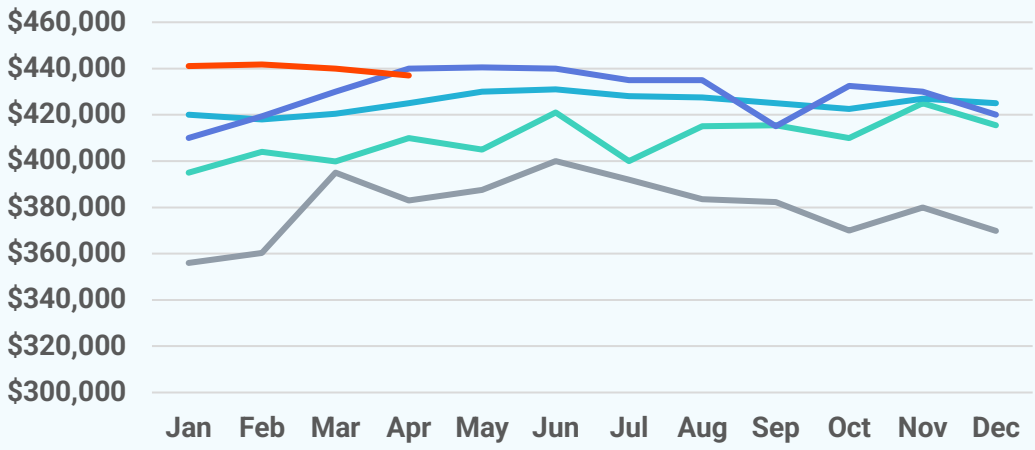
Median Sold Price

2026 2025 2024 2023 2022

$437,000
April 2026

-0.7%
Apr '26 vs. Apr '25
(Apr '25: $440,000)

-0.7%
Apr '26 vs. Mar '26
(Mar '26: $440,000)



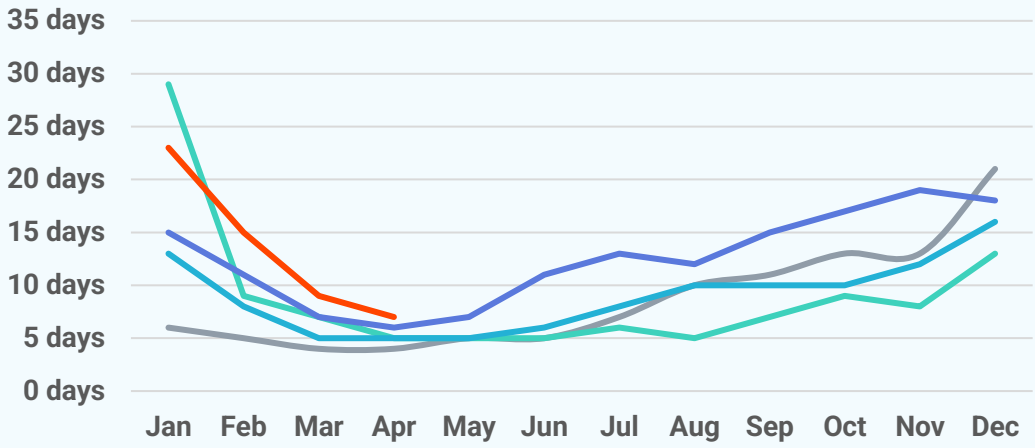
Median Days on Market

2026 2025 2024 2023 2022

7 days
April 2026

+1 day
Apr '26 vs. Apr '25
(Apr '25: 6 days)

-2 days
Apr '26 vs. Mar '26
(Mar '26: 9 days)



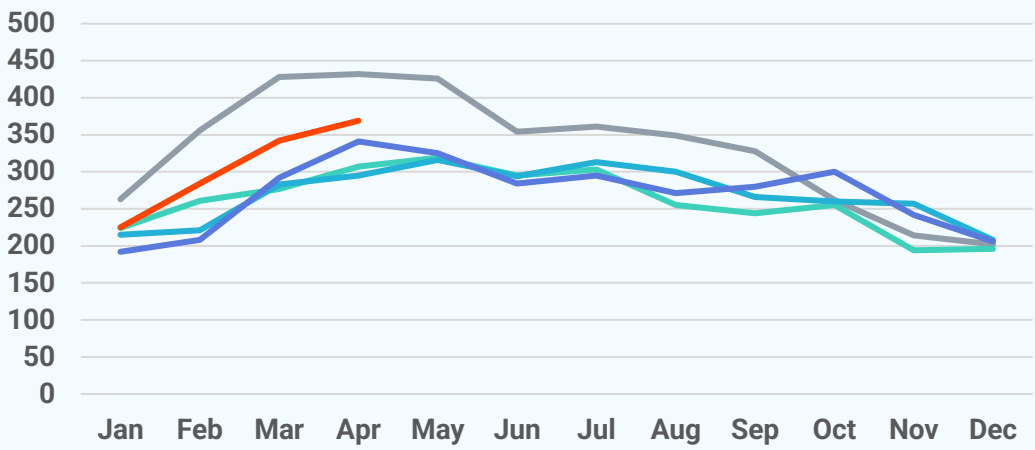
New Pending Sales

2026 2025 2024 2023 2022

369
April 2026

+8.2%
Apr '26 vs. Apr '25
(Apr '25: 341)

+7.9%
Apr '26 vs. Mar '26
(Mar '26: 342)



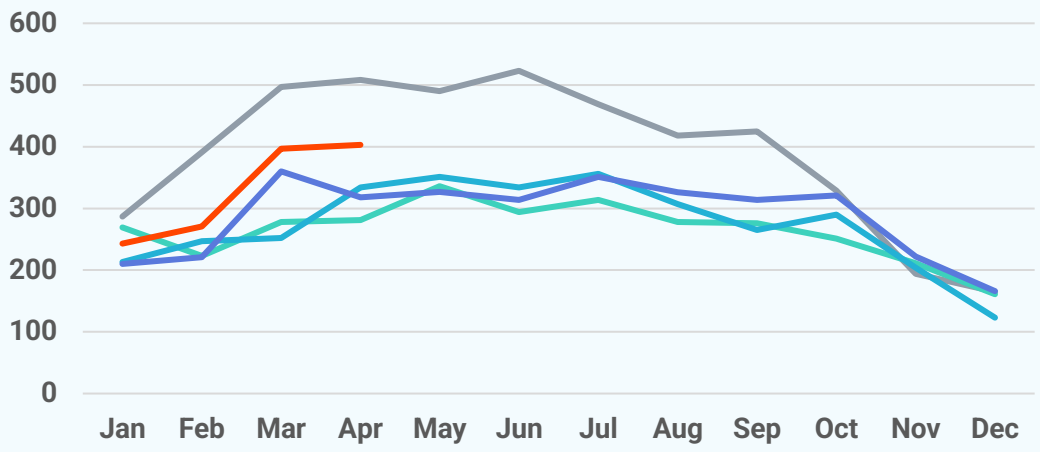
New Listings

2026 2025 2024 2023 2022

403
April 2026

+26.7%
Apr '26 vs. Apr '25
(Apr '25: 318)

+1.5%
Apr '26 vs. Mar '26
(Mar '26: 397)



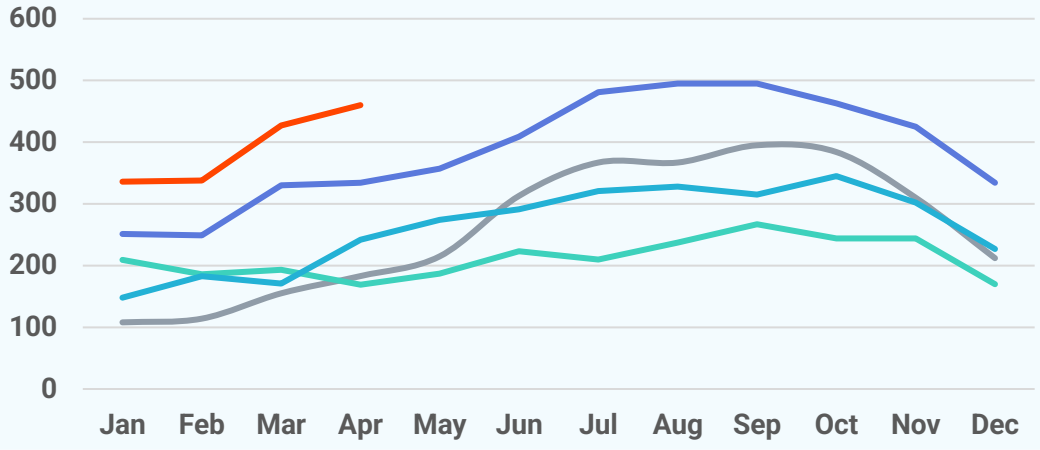
Active Listings

2026 2025 2024 2023 2022

460
April 2026

+37.7%
Apr '26 vs. Apr '25
(Apr '25: 334)

+7.7%
Apr '26 vs. Mar '26
(Mar '26: 427)



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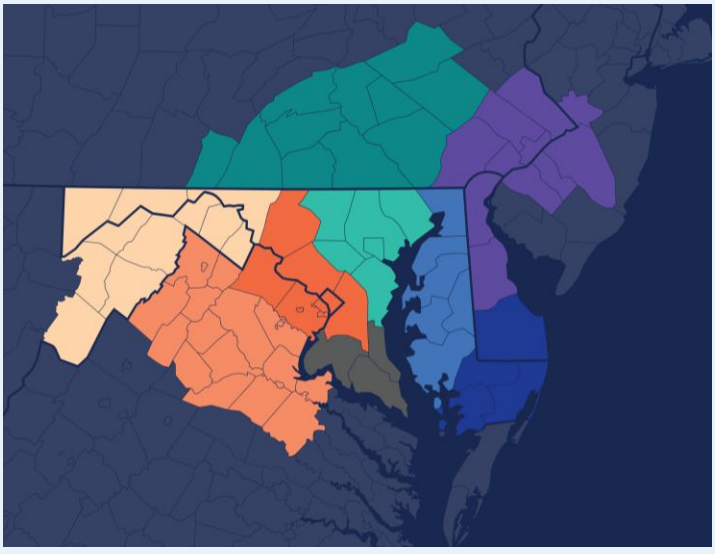


North Central Virginia

April 2026 Condos Report

Prepared by Bright Research

Data as of May 6, 2026

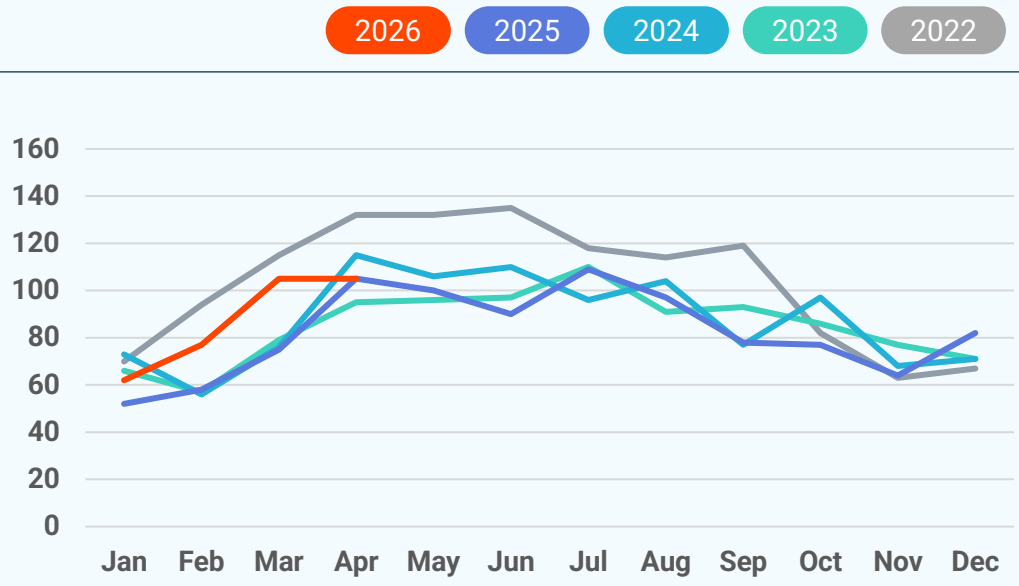
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	105	105	+0.0%
Median Sold Price	$410,000	$405,000	+1.2%
Median Days on Market	20 days	14 days	+6 days
New Pending Sales	139	111	+25.2%
New Listings	126	111	+13.5%
Active Listings	236	153	+54.2%
Months of Supply	2.59	1.76	+0.83 mos.

Closed Sales

105
April 2026

+0.0%
Apr '26 vs. Apr '25
(Apr '25: 105)

+0.0%
Apr '26 vs. Mar '26
(Mar '26: 105)



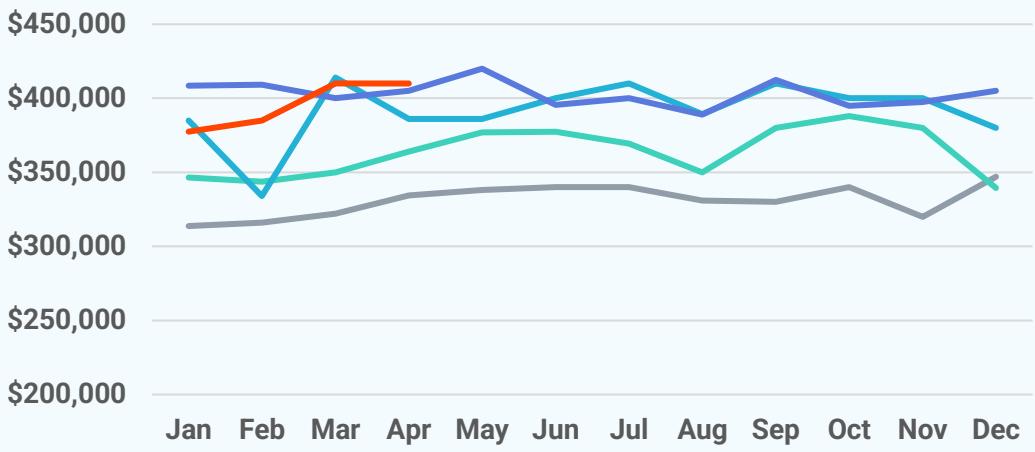
Median Sold Price

2026 2025 2024 2023 2022

$410,000
April 2026

+1.2%
Apr '26 vs. Apr '25
(Apr '25: $405,000)

+0.0%
Apr '26 vs. Mar '26
(Mar '26: $409,990)



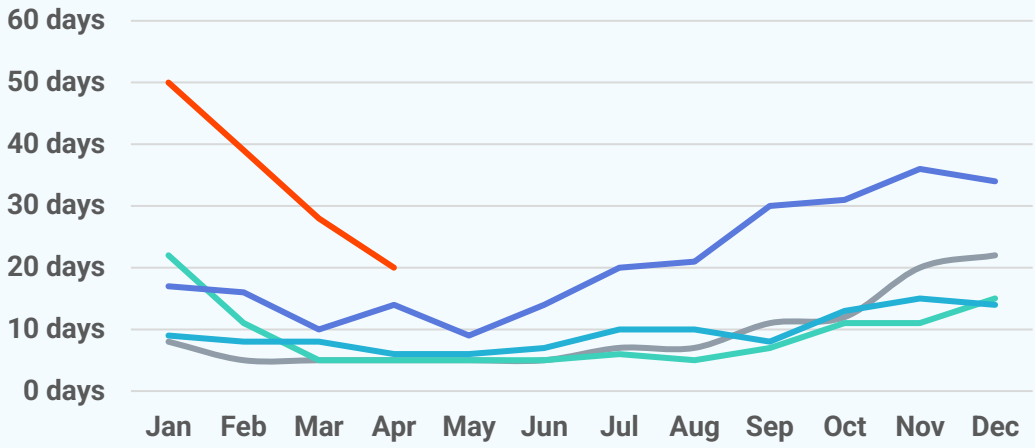
Median Days on Market

2026 2025 2024 2023 2022

20 days
April 2026

+6 days
Apr '26 vs. Apr '25
(Apr '25: 14 days)

-8 days
Apr '26 vs. Mar '26
(Mar '26: 28 days)



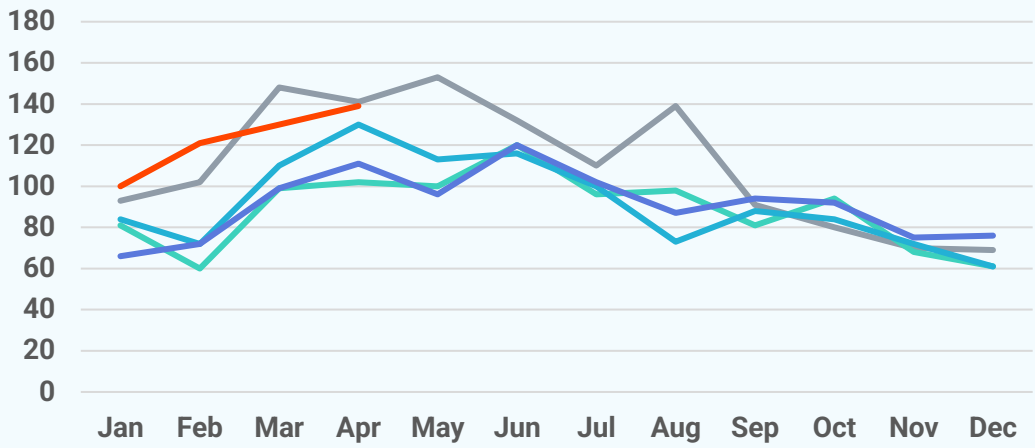
New Pending Sales

2026 2025 2024 2023 2022

139
April 2026

+25.2%
Apr '26 vs. Apr '25
(Apr '25: 111)

+6.9%
Apr '26 vs. Mar '26
(Mar '26: 130)



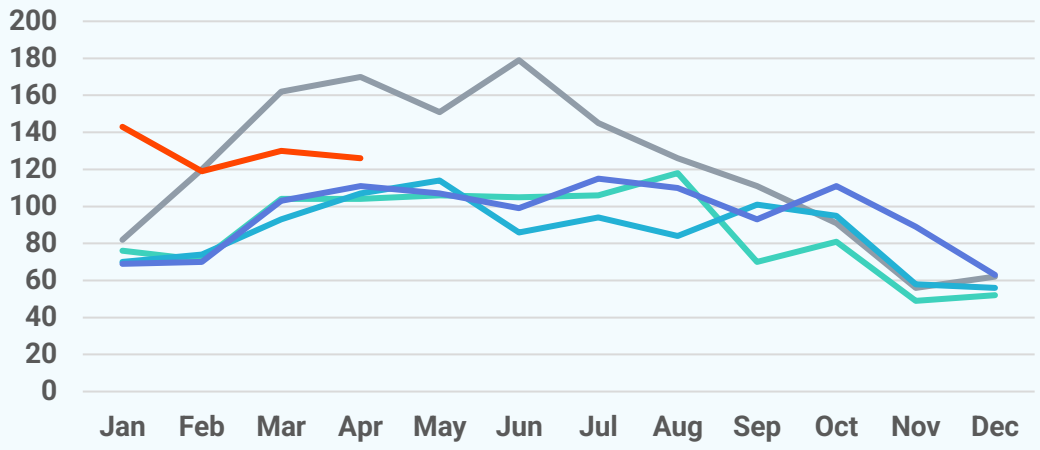
New Listings

2026 2025 2024 2023 2022

126
April 2026

+13.5%
Apr '26 vs. Apr '25
(Apr '25: 111)

-3.1%
Apr '26 vs. Mar '26
(Mar '26: 130)



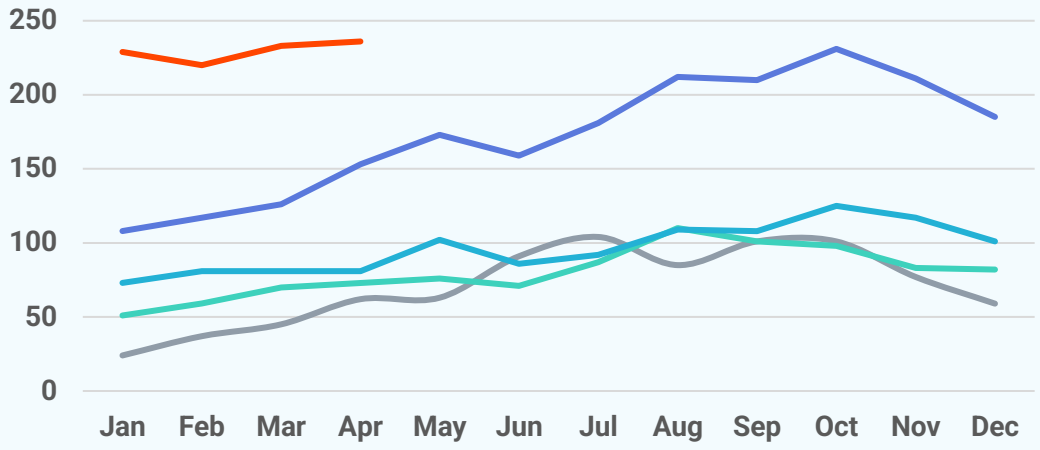
Active Listings

2026 2025 2024 2023 2022

236
April 2026

+54.2%
Apr '26 vs. Apr '25
(Apr '25: 153)

+1.3%
Apr '26 vs. Mar '26
(Mar '26: 233)



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