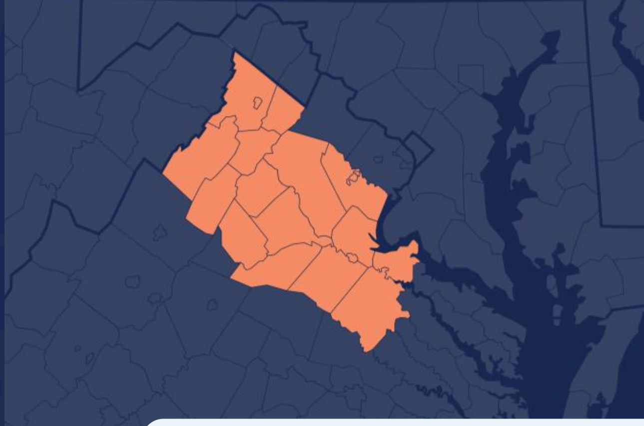
North Central Virginia

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	1,802	1,619	+11.3%	8,498	7,878	+7.9%
Median Sold Price	$525,000	$515,000	+1.9%	$509,990	$500,000	+2.0%
Median Days on Market	11 days	11 days	+0 days	14 days	11 days	+3 days
New Pending Sales	1,711	1,662	+2.9%	9,413	8,720	+7.9%
New Listings	2,021	1,745	+15.8%	12,906	11,691	+10.4%
Active Listings	3,878	3,148	+23.2%	3,878	3,148	+23.2%
Months of Supply	2.73	2.28	+0.45 mos.	2.73	2.28	+0.45 mos.
Showings	26,910	27,400	-1.8%	156,999	151,168	+3.9%

Housing Market Trends

North Central Virginia posts strong sales activity in the first half of the year. Despite the headwinds of high home prices and economic uncertainty, buyers and sellers in the North Central Virginia region have been active in 2026. In June, there were 1,802 home sales across the region, up 11.3% compared to a year ago. Year-to-date sales are tracking 7.9% higher than last year's tepid level.

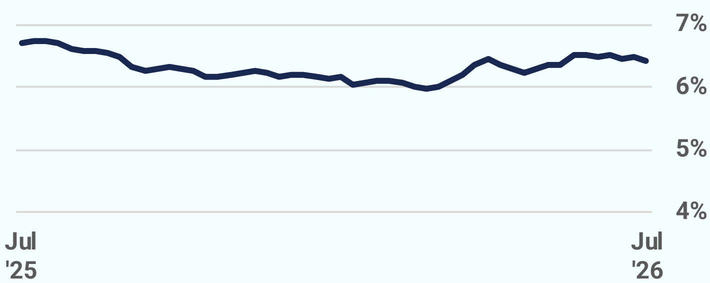
Buyers have more options to choose from. A total of 2,021 new listings came onto the market in June, a 15.8% increase over last year. At the end of the month, there were 3,878 active listings throughout the North Central Virginia region, which is a 23.2% gain over a year ago.

Home prices continue to rise. The median sold price in June was $525,000, a 1.9% year-over-year uptick and a new record high. Homes are still selling relatively quickly, with a median days on market of 11.

Market Outlook

The North Central Virginia housing market has been on solid footing during the first half of 2026. However, the market is being driven by higher-income and repeat buyers, while moderate-income and first-time buyers face challenging market conditions. With rates remaining in the mid-6% range, expect housing market activity to ease somewhat during the second half of the year.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

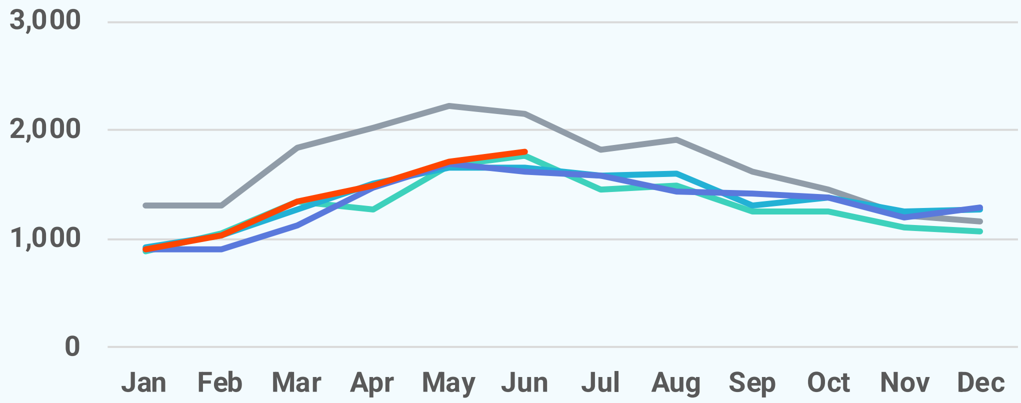
Closed Sales

2026 2025 2024 2023 2022

1,802
June 2026

+11.3%
Jun '26 vs. Jun '25
(Jun '25: 1,619)

+5.3%
Jun '26 vs. May '26
(May '26: 1,711)



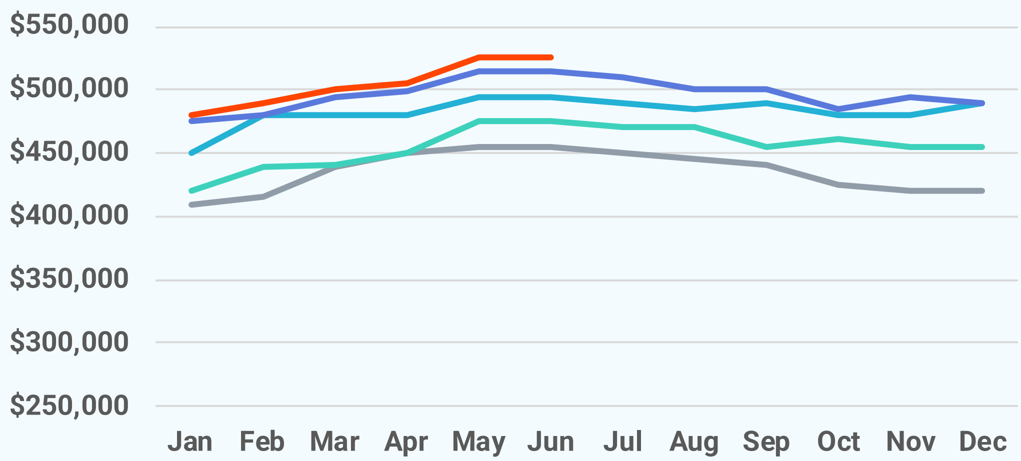
Median Sold Price

2026 2025 2024 2023 2022

$525,000
June 2026

+1.9%
Jun '26 vs. Jun '25
(Jun '25: $515,000)

+0.0%
Jun '26 vs. May '26
(May '26: $525,000)



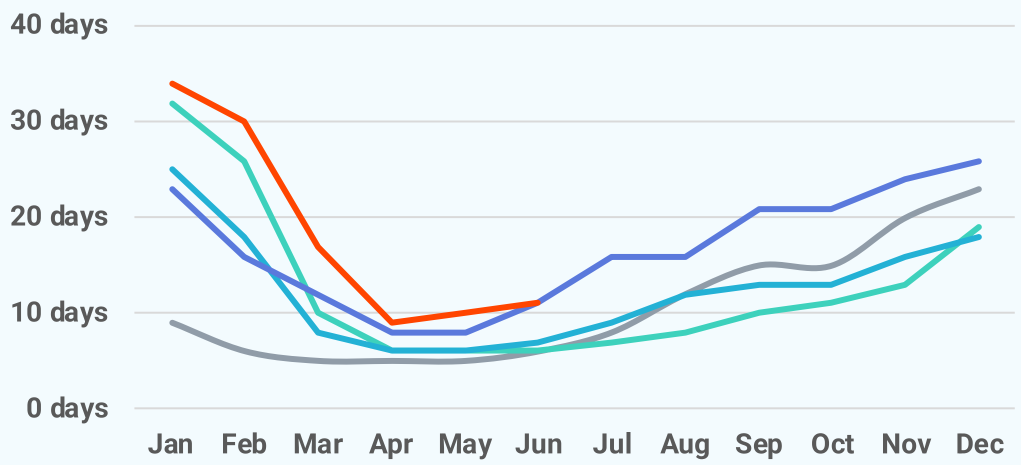
Median Days on Market

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)

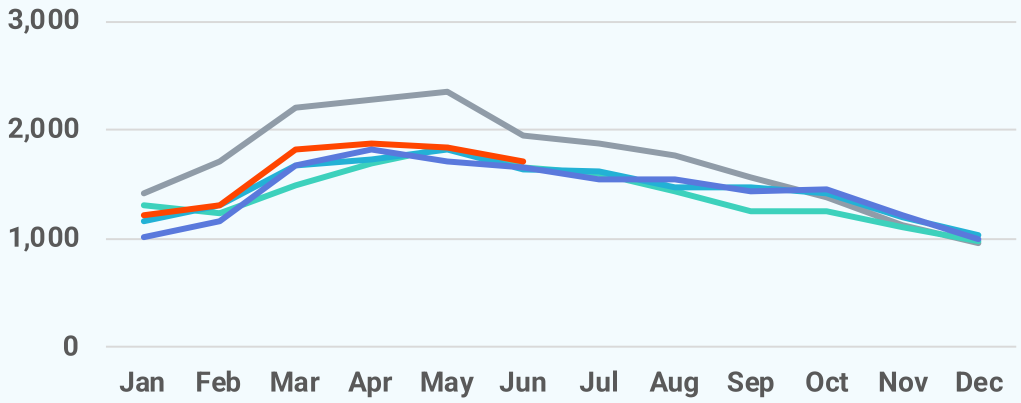


New Pending Sales

1,711
June 2026

+2.9%
Jun '26 vs. Jun '25
(Jun '25: 1,662)

-7.0%
Jun '26 vs. May '26
(May '26: 1,840)

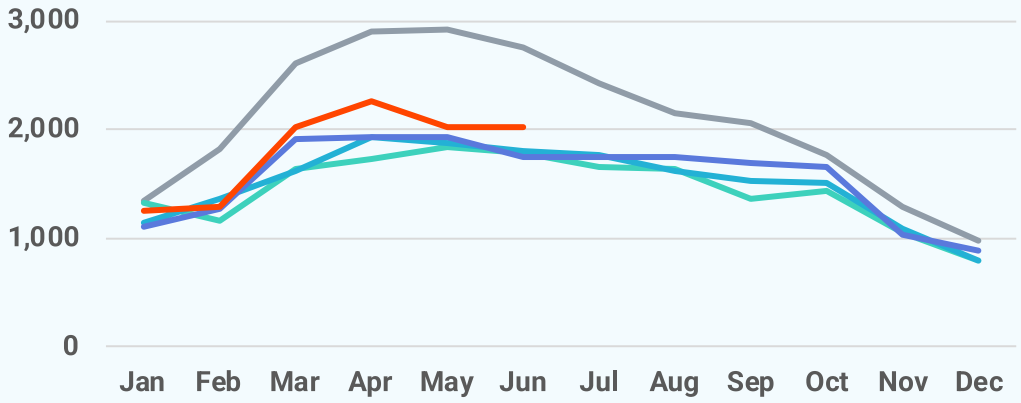


New Listings

2,021
June 2026

+15.8%
Jun '26 vs. Jun '25
(Jun '25: 1,745)

+0.0%
Jun '26 vs. May '26
(May '26: 2,021)

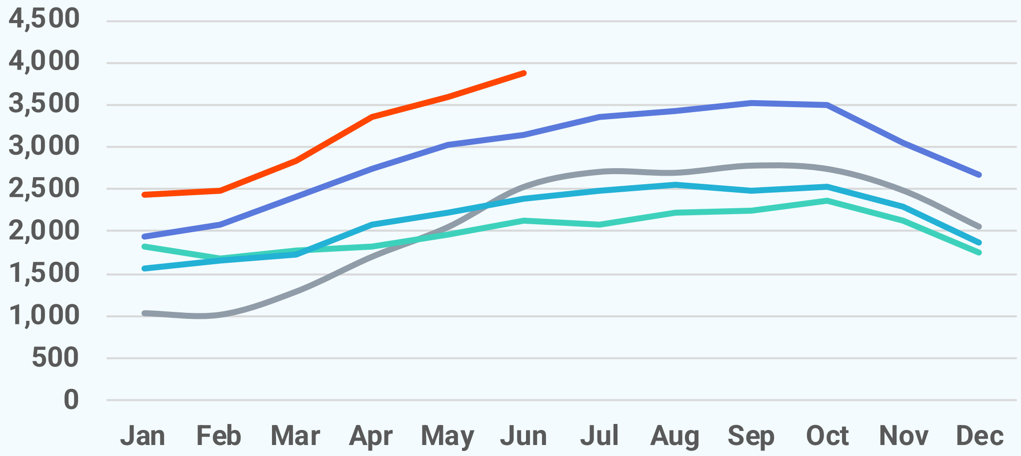


Active Listings

3,878
June 2026

+23.2%
Jun '26 vs. Jun '25
(Jun '25: 3,148)

+7.8%
Jun '26 vs. May '26
(May '26: 3,599)



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
North Central VA	1,802	+11.3%	$525,000	+1.9%	11 days	+0 days
Caroline County, VA	39	-11.4%	$355,000	+3.6%	13 days	-15 days
Clarke County, VA	24	+20.0%	$611,000	+6.4%	16 days	+1 day
Culpeper County, VA	74	+54.2%	$507,000	+10.9%	16 days	-7 days
Fauquier County, VA	109	+13.5%	$651,000	+2.2%	7 days	-7 days
Frederick County, VA	125	-23.8%	$434,900	-7.0%	9 days	-9 days
Fredericksburg City, VA	25	-7.4%	$451,000	-2.0%	14 days	-1 day
King George County, VA	30	+30.4%	$501,875	+5.7%	13 days	+0 days
Madison County, VA	15	+15.4%	$435,000	-9.4%	17 days	+8 days
Manassas City, VA	51	+34.2%	$525,000	-8.7%	10 days	-2 days
Manassas Park City, VA	16	+14.3%	$435,000	-23.3%	15 days	+4 days
Orange County, VA	90	+47.5%	$404,073	-7.1%	22 days	+6 days
Page County, VA	24	+14.3%	$369,500	+7.1%	21 days	+11 days
Prince William County, VA	596	+17.1%	$615,263	+2.5%	9 days	+1 day
Rappahannock County, VA	9	+80.0%	$510,000	-48.1%	13 days	+5 days
Shenandoah County, VA	62	-1.6%	$379,750	+8.5%	11 days	-6 days
Spotsylvania County, VA	200	+16.3%	$513,750	+12.7%	12 days	+2 days
Stafford County, VA	221	+4.2%	$575,000	+3.6%	12 days	+3 days
Warren County, VA	60	-3.2%	$397,950	-1.7%	15 days	+4 days
Winchester City, VA	32	+18.5%	$369,990	-10.8%	39 days	+29 days

Local Markets

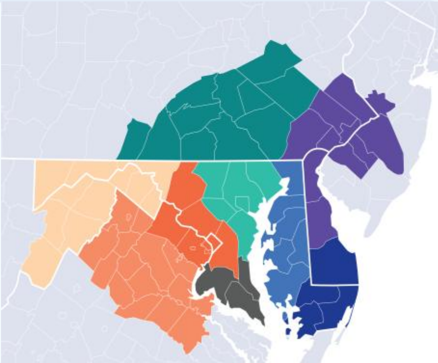
	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
North Central VA	1,711	+2.9%	2,021	+15.8%	26,910	-1.8%
Caroline County, VA	44	-17.0%	70	+11.1%	555	+51.6%
Clarke County, VA	18	-18.2%	19	-24.0%	239	-35.6%
Culpeper County, VA	53	+8.2%	91	+59.6%	778	+3.9%
Fauquier County, VA	93	-11.4%	114	+23.9%	1,152	-12.1%
Frederick County, VA	144	-5.9%	169	+22.5%	2,003	+0.0%
Fredericksburg City, VA	20	-23.1%	32	-8.6%	378	-33.2%
King George County, VA	24	-22.6%	48	+84.6%	449	+41.6%
Madison County, VA	10	-9.1%	8	-11.1%	114	-8.8%
Manassas City, VA	64	+39.1%	43	+16.2%	991	+19.7%
Manassas Park City, VA	24	+9.1%	27	+35.0%	228	-28.1%
Orange County, VA	72	+0.0%	96	+0.0%	699	-5.4%
Page County, VA	31	+10.7%	30	-11.8%	271	-3.9%
Prince William County, VA	535	+6.4%	571	+16.3%	10,142	-0.9%
Rappahannock County, VA	12	+200.0%	10	+0.0%	104	-14.8%
Shenandoah County, VA	61	-1.6%	80	+9.6%	652	-9.6%
Spotsylvania County, VA	186	+3.3%	248	+13.2%	3,029	-7.1%
Stafford County, VA	217	+8.5%	251	+14.1%	3,501	+3.6%
Warren County, VA	69	+15.0%	72	+9.1%	1,003	-9.5%
Winchester City, VA	34	-2.9%	42	+23.5%	622	+2.5%

Local Markets

	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
North Central VA	3,878	+23.2%	2.73	+0.45 months
Caroline County, VA	135	+62.7%	4.22	+2.09 months
Clarke County, VA	55	+48.6%	3.44	+0.59 months
Culpeper County, VA	234	+57.0%	4.25	+1.38 months
Fauquier County, VA	236	+18.6%	2.88	+0.26 months
Frederick County, VA	379	+29.4%	3.03	+0.79 months
Fredericksburg City, VA	73	+35.2%	3.32	+0.97 months
King George County, VA	94	+56.7%	3.76	+1.54 months
Madison County, VA	31	-29.5%	2.82	-1.58 months
Manassas City, VA	63	-6.0%	1.62	-0.19 months
Manassas Park City, VA	28	+0.0%	1.75	-0.12 months
Orange County, VA	254	+29.6%	3.68	+0.3 months
Page County, VA	83	-7.8%	3.46	-1.28 months
Prince William County, VA	844	+24.5%	1.92	+0.33 months
Rappahannock County, VA	42	+0.0%	6.00	-1 months
Shenandoah County, VA	170	+19.7%	3.40	+0.5 months
Spotsylvania County, VA	444	+12.7%	2.78	+0.19 months
Stafford County, VA	471	+16.9%	2.87	+0.34 months
Warren County, VA	158	+19.7%	3.16	+0.47 months
Winchester City, VA	84	+47.4%	3.11	+1.14 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

June 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2026

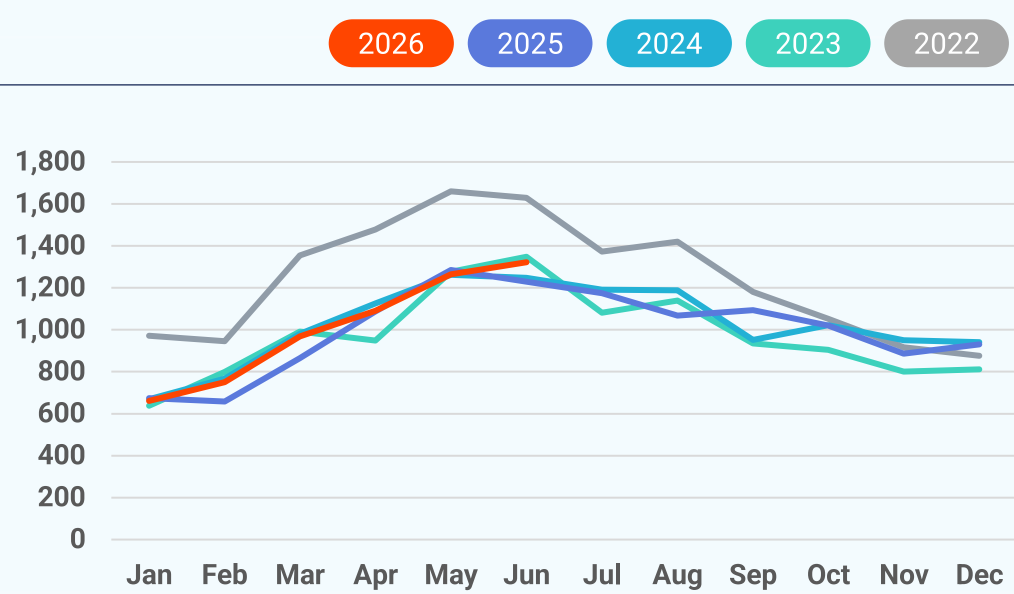
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	1,322	1,230	+7.5%
Median Sold Price	$575,000	$549,950	+4.6%
Median Days on Market	11 days	11 days	+0 days
New Pending Sales	1,270	1,257	+1.0%
New Listings	1,485	1,331	+11.6%
Active Listings	3,040	2,580	+17.8%
Months of Supply	2.91	2.51	+0.40 mos.

Closed Sales

1,322
June 2026

+7.5%
Jun '26 vs. Jun '25
(Jun '25: 1,230)

+4.5%
Jun '26 vs. May '26
(May '26: 1,265)

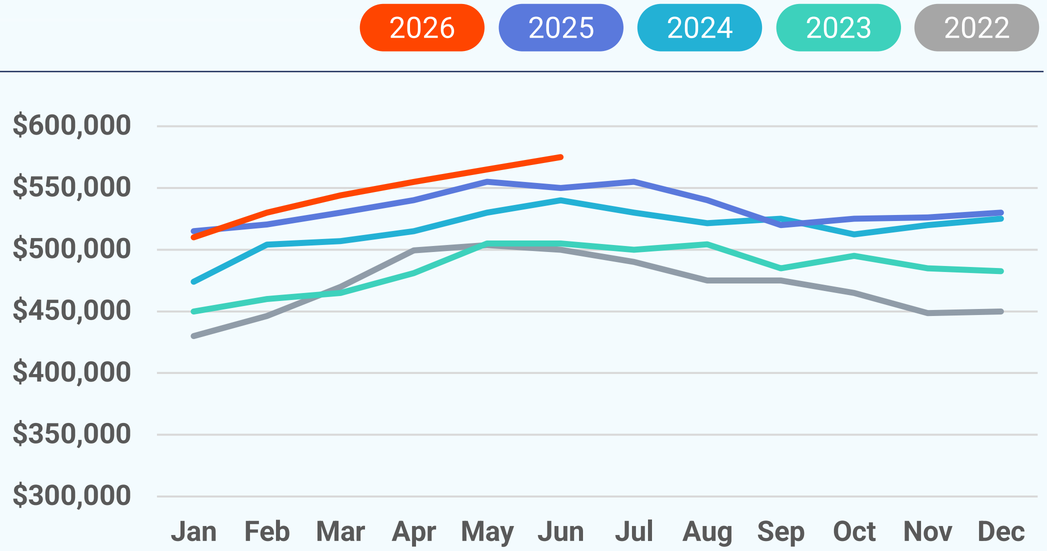


Median Sold Price

$575,000
June 2026

+4.6%
Jun '26 vs. Jun '25
(Jun '25: $549,950)

+1.8%
Jun '26 vs. May '26
(May '26: $565,000)

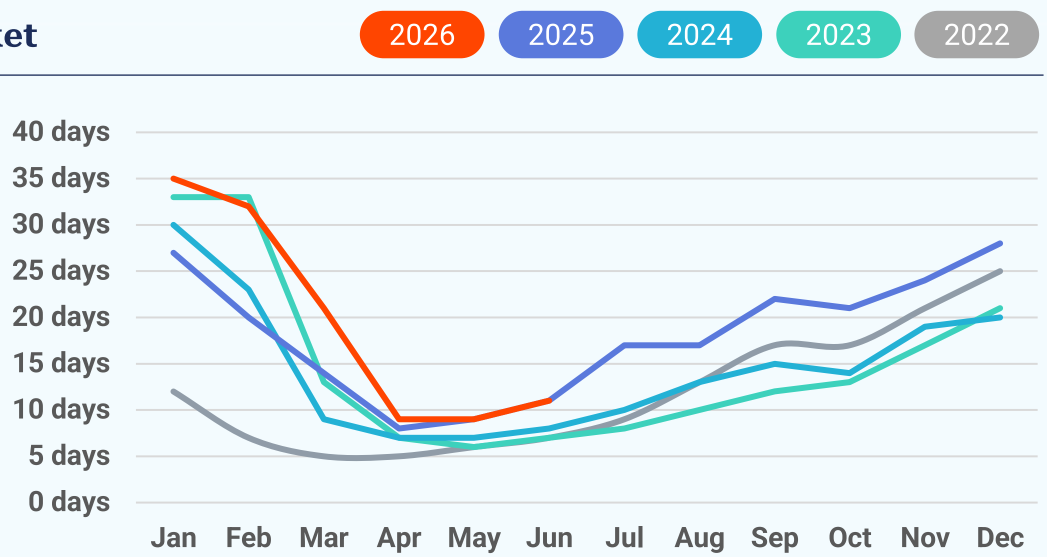


Median Days on Market

11 days
June 2026

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

+2 days
Jun '26 vs. May '26
(May '26: 9 days)

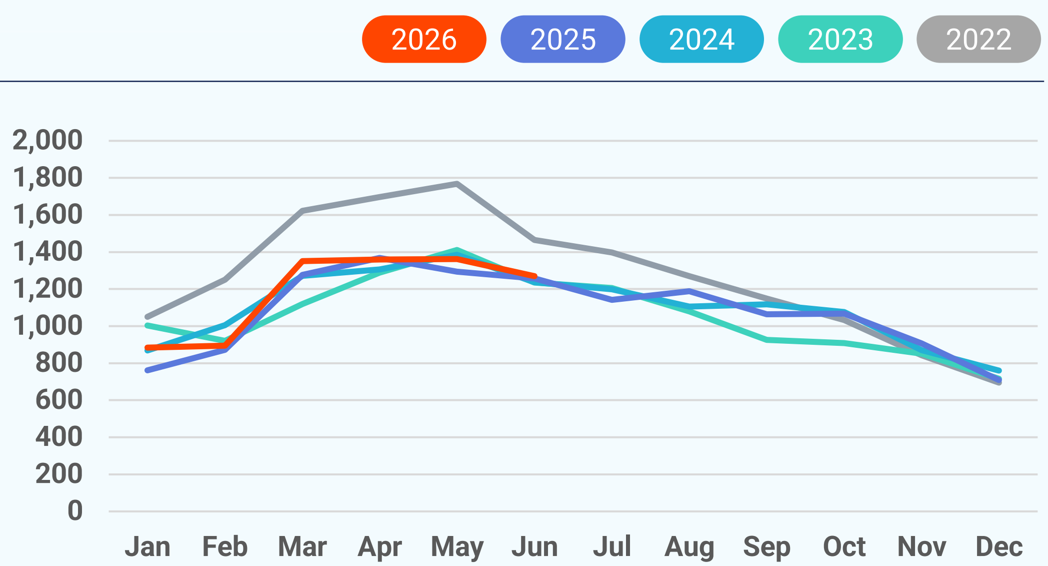


New Pending Sales

1,270
June 2026

+1.0%
Jun '26 vs. Jun '25
(Jun '25: 1,257)

-6.8%
Jun '26 vs. May '26
(May '26: 1,362)

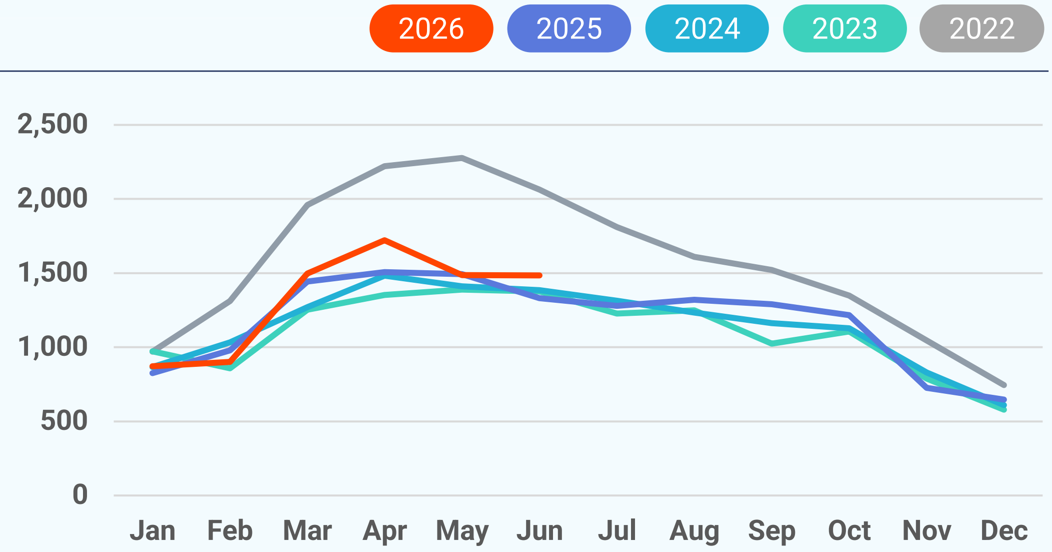


New Listings

1,485
June 2026

+11.6%
Jun '26 vs. Jun '25
(Jun '25: 1,331)

-0.1%
Jun '26 vs. May '26
(May '26: 1,487)

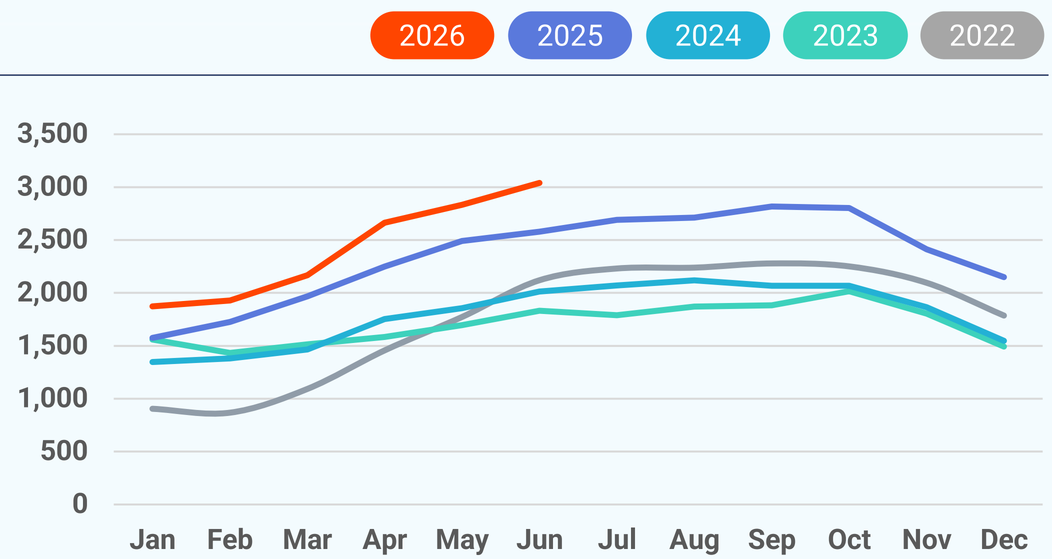


Active Listings

3,040
June 2026

+17.8%
Jun '26 vs. Jun '25
(Jun '25: 2,580)

+7.3%
Jun '26 vs. May '26
(May '26: 2,834)



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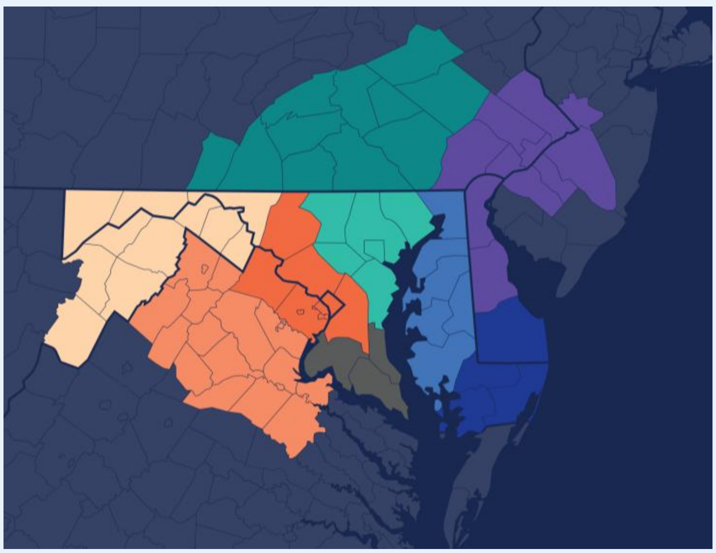


North Central Virginia

June 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2026

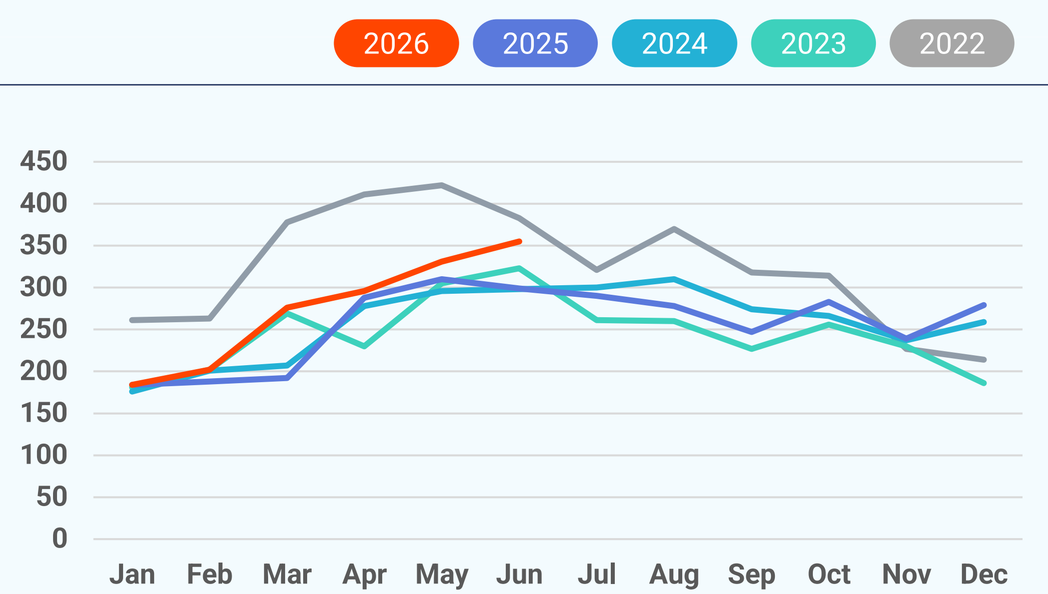
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	355	299	+18.7%
Median Sold Price	$440,000	$440,000	+0.0%
Median Days on Market	11 days	11 days	+0 days
New Pending Sales	318	284	+12.0%
New Listings	401	314	+27.7%
Active Listings	587	409	+43.5%
Months of Supply	2.10	1.54	+0.56 mos.

Closed Sales

355
June 2026

+18.7%
Jun '26 vs. Jun '25
(Jun '25: 299)

+7.3%
Jun '26 vs. May '26
(May '26: 331)

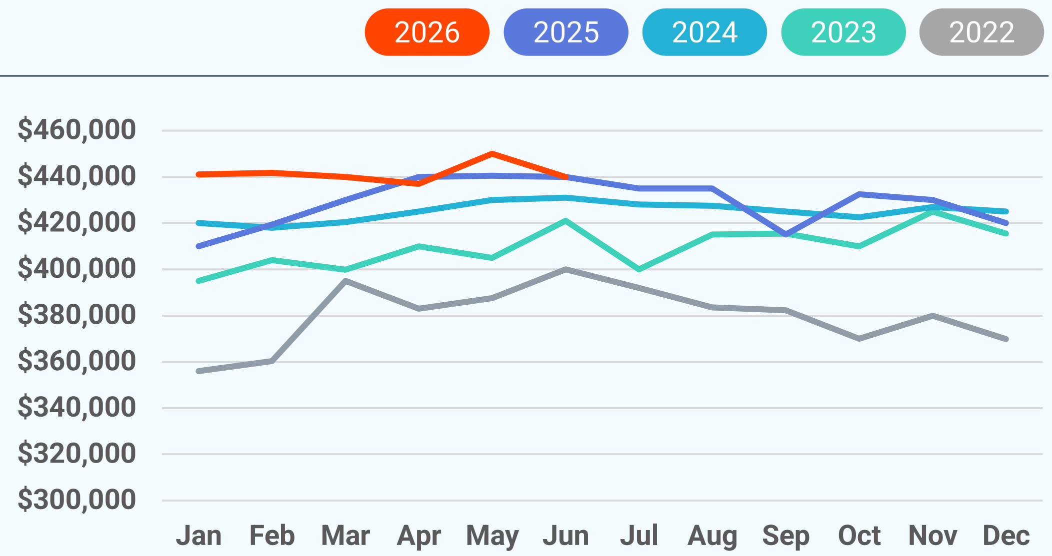


Median Sold Price

$440,000
June 2026

+0.0%
Jun '26 vs. Jun '25
(Jun '25: $440,000)

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

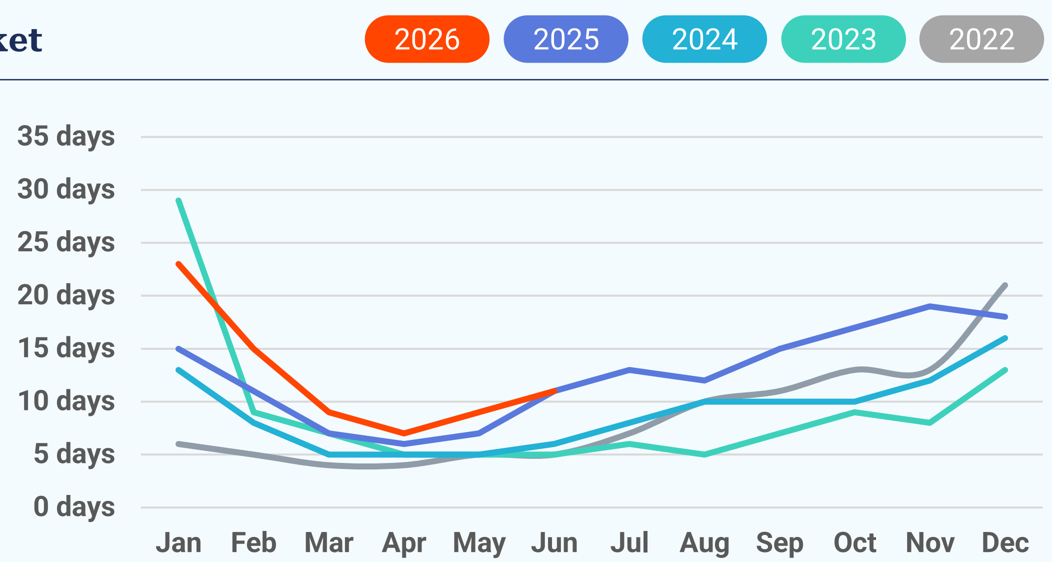


Median Days on Market

11 days
June 2026

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

+2 days
Jun '26 vs. May '26
(May '26: 9 days)

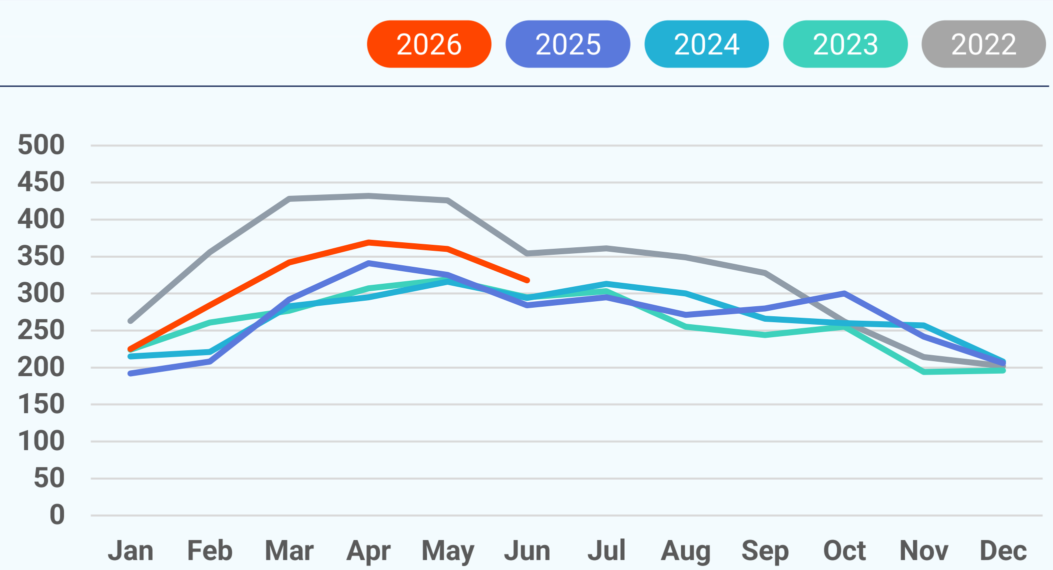


New Pending Sales

318
June 2026

+12.0%
Jun '26 vs. Jun '25
(Jun '25: 284)

-11.7%
Jun '26 vs. May '26
(May '26: 360)



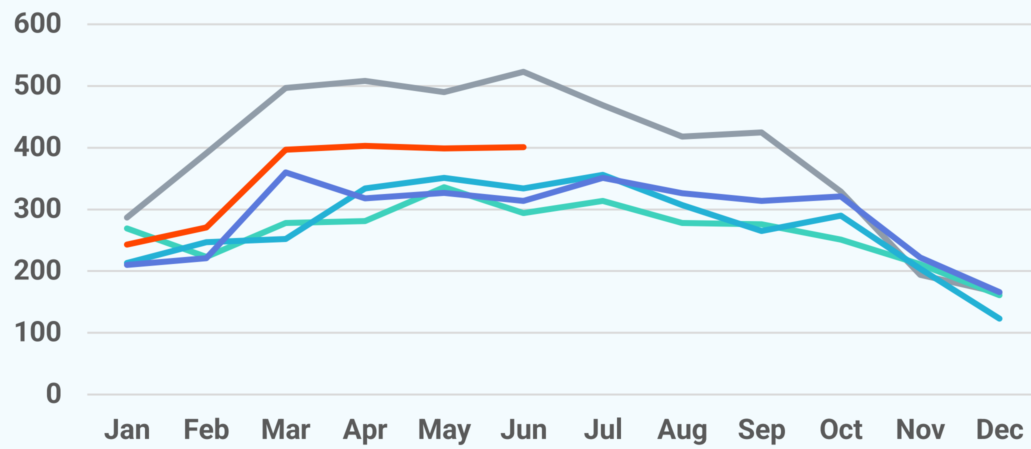
New Listings

2026 2025 2024 2023 2022

401
June 2026

+27.7%
Jun '26 vs. Jun '25
(Jun '25: 314)

+0.5%
Jun '26 vs. May '26
(May '26: 399)



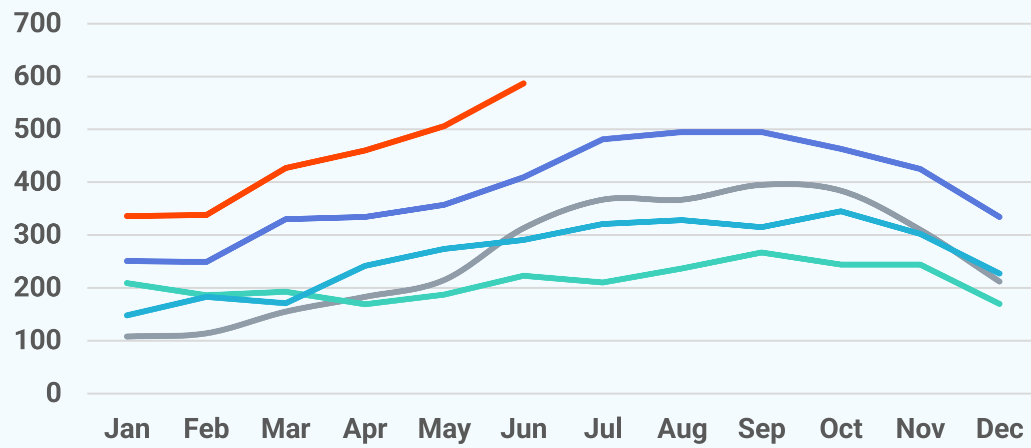
Active Listings

2026 2025 2024 2023 2022

587
June 2026

+43.5%
Jun '26 vs. Jun '25
(Jun '25: 409)

+16.0%
Jun '26 vs. May '26
(May '26: 506)



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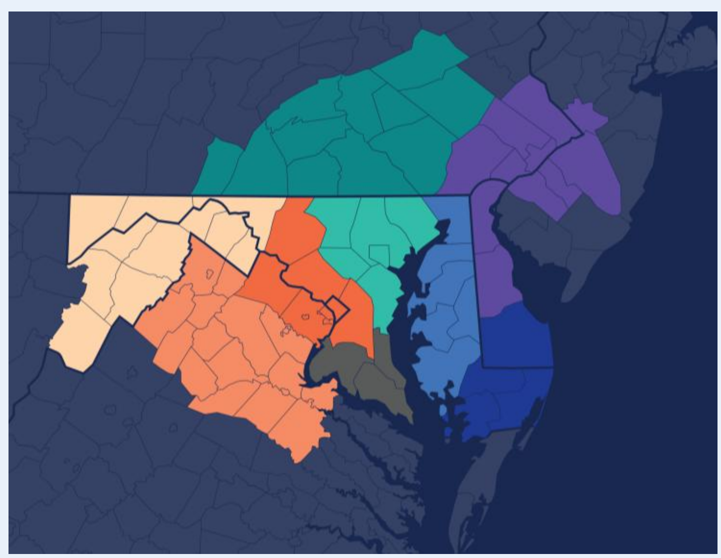


North Central Virginia

June 2026 Condos Report

Prepared by Bright Research

Data as of July 7, 2026

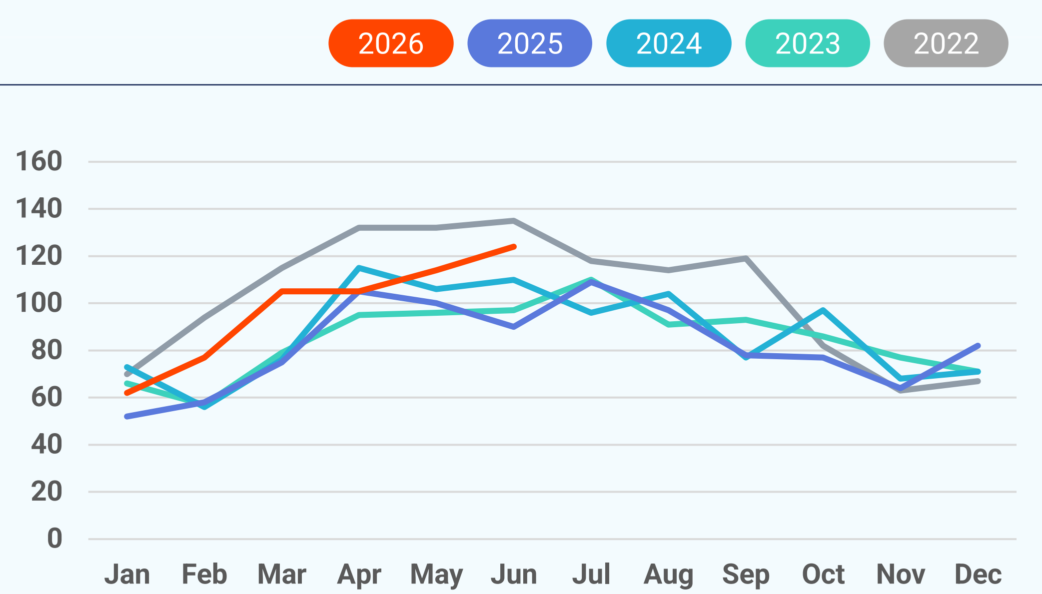
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	124	90	+37.8%
Median Sold Price	$408,500	$395,500	+3.3%
Median Days on Market	24 days	14 days	+10 days
New Pending Sales	123	120	+2.5%
New Listings	135	99	+36.4%
Active Listings	251	159	+57.9%
Months of Supply	2.64	1.89	+0.75 mos.

Closed Sales

124
June 2026

+37.8%
Jun '26 vs. Jun '25
(Jun '25: 90)

+8.8%
Jun '26 vs. May '26
(May '26: 114)



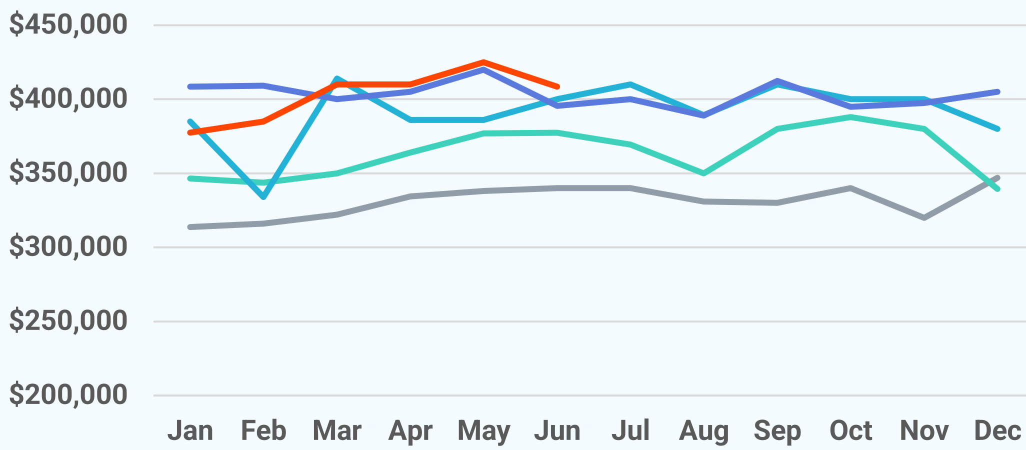
Median Sold Price

2026 2025 2024 2023 2022

$408,500
June 2026

+3.3%
Jun '26 vs. Jun '25
(Jun '25: $395,500)

-3.9%
Jun '26 vs. May '26
(May '26: $425,000)



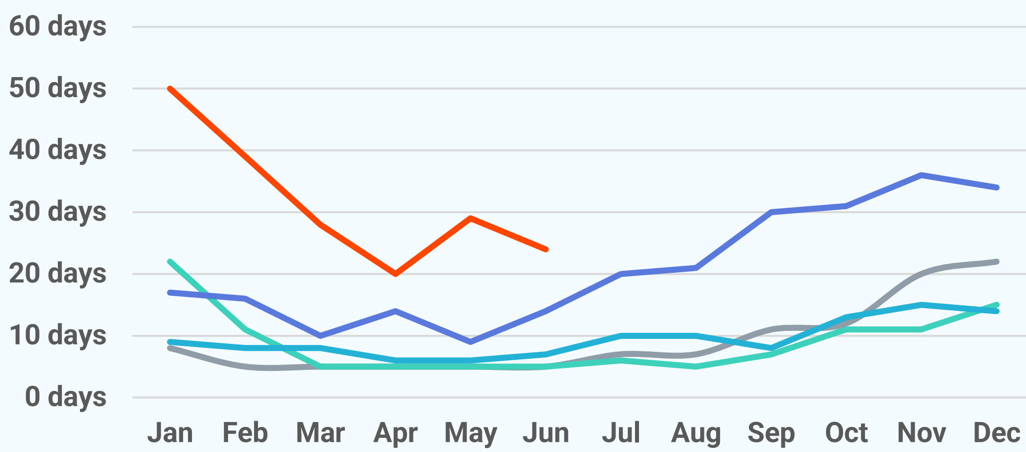
Median Days on Market

2026 2025 2024 2023 2022

24 days
June 2026

+10 days
Jun '26 vs. Jun '25
(Jun '25: 14 days)

-5 days
Jun '26 vs. May '26
(May '26: 29 days)



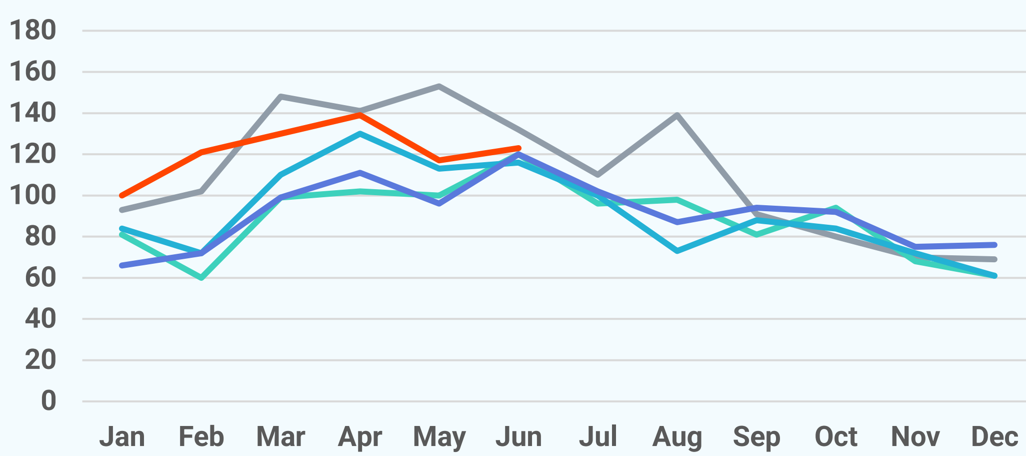
New Pending Sales

2026 2025 2024 2023 2022

123
June 2026

+2.5%
Jun '26 vs. Jun '25
(Jun '25: 120)

+5.1%
Jun '26 vs. May '26
(May '26: 117)



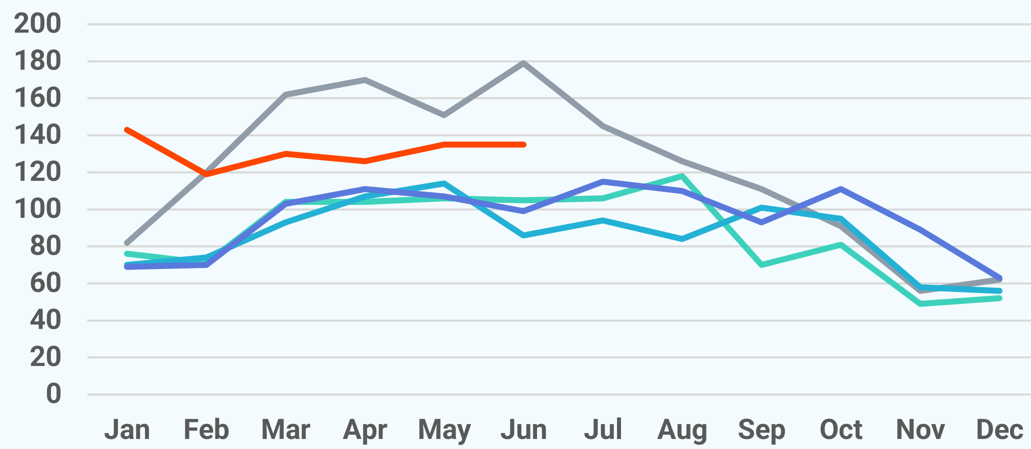
New Listings

2026 | 2025 | 2024 | 2023 | 2022

135
June 2026

+36.4%
Jun '26 vs. Jun '25
(Jun '25: 99)

+0.0%
Jun '26 vs. May '26
(May '26: 135)



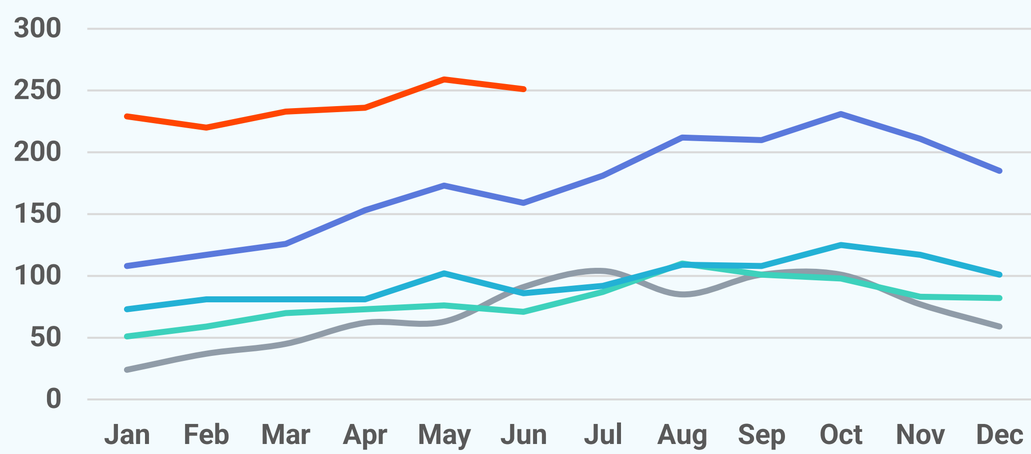
Active Listings

2026 | 2025 | 2024 | 2023 | 2022

251
June 2026

+57.9%
Jun '26 vs. Jun '25
(Jun '25: 159)

-3.1%
Jun '26 vs. May '26
(May '26: 259)



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**.