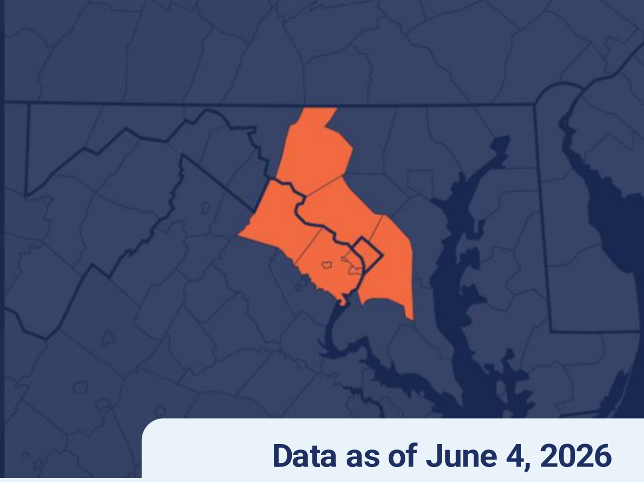
Washington, D.C. Metro

May 2026
Housing Market Report

Prepared by Bright Research



Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	5,207	4,790	+8.7%	19,432	19,079	+1.9%
Median Sold Price	$680,000	$659,950	+3.0%	$640,000	$627,403	+2.0%
Median Days on Market	8 days	8 days	+0 days	12 days	9 days	+3 days
New Pending Sales	5,367	5,357	+0.2%	22,544	21,638	+4.2%
New Listings	5,697	5,991	-4.9%	30,984	31,389	-1.3%
Active Listings	10,976	10,413	+5.4%	10,976	10,413	+5.4%
Months of Supply	2.65	2.52	+0.13 mos.	2.65	2.52	+0.13 mos.
Showings	111,605	109,344	+2.1%	489,970	469,124	+4.4%

Housing Market Trends

Homes prices at a new record high in the Washington D.C. metro. The median sold price in the D.C. metro area was $680,000 in May, a 3.0% increase over a year ago, and a new record high, driven by strong price growth in the single-family detached market where the median price hit $900,000 last month.

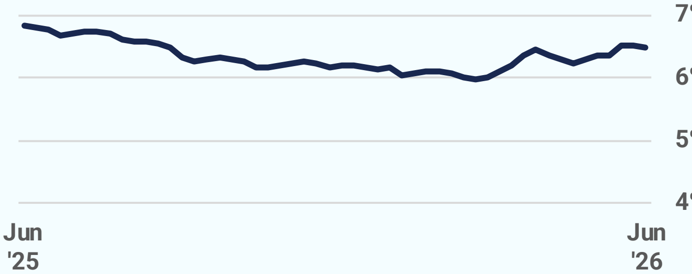
A lack of single-family inventory is a key driver of recent price growth. Overall, the supply of single-family detached homes is just 55% of what it was in 2019, while townhome inventory is back to 2019 levels and condo inventory has pushed far above pre-pandemic levels.

Homes are selling very quickly in the Washington D.C. metro area, and demand outpaces supply in many local markets. The median days on market in May was 8, unchanged from a year ago. The typical single-family detached home sold in just 6 days. New pending sales were up only slightly, rising 0.2% from a year ago. However, sellers held back, with the number of new listings in May down 4.9% compared to May 2025.

Market Outlook

The Washington D.C. metro area is a tale of two markets. Higher-income buyers are putting upward pressure on the single-family market, as inventory remains lows and prices continue to rise. There are fewer first-time and moderate-income buyers. Buyers who are in the market will have more leverage in the townhome and condo markets, where inventory is expanding.

Weekly Avg. Mortgage Rate 30-yr fixed rate



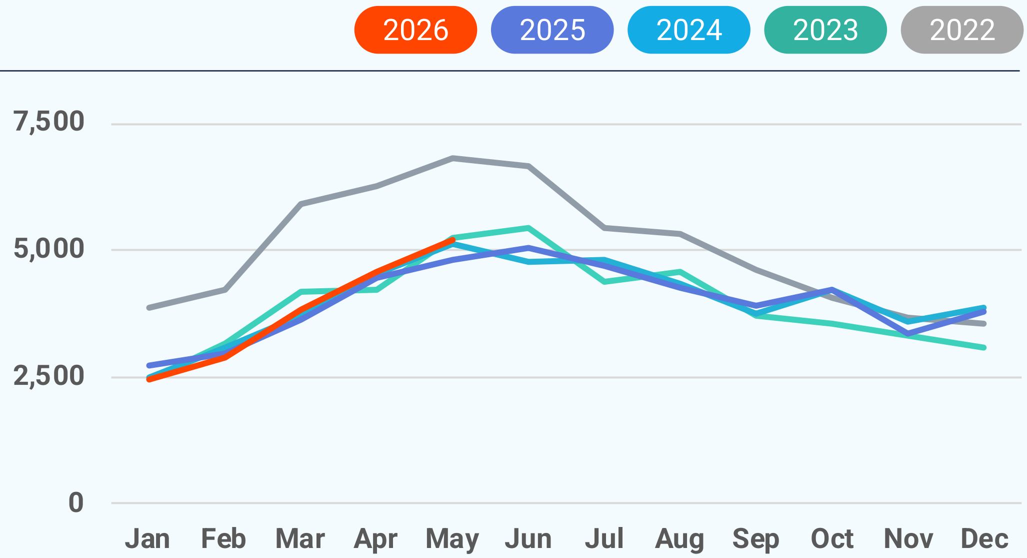
Source: Freddie Mac

Closed Sales

5,207
May 2026

+8.7%
May '26 vs. May '25
(May '25: 4,790)

+13.7%
May '26 vs. Apr '26
(Apr '26: 4,581)

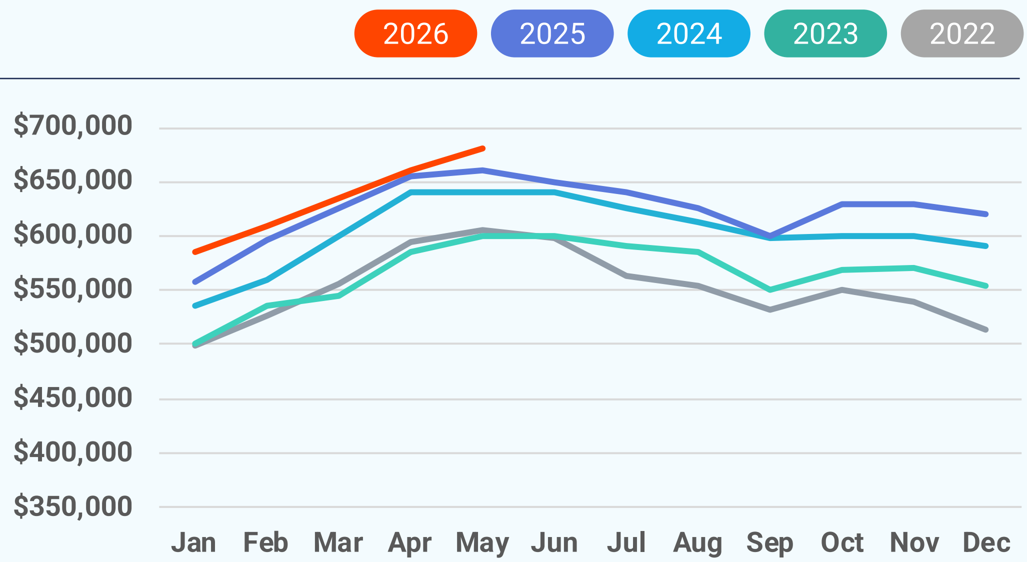


Median Sold Price

$680,000
May 2026

+3.0%
May '26 vs. May '25
(May '25: $659,950)

+2.9%
May '26 vs. Apr '26
(Apr '26: $661,000)

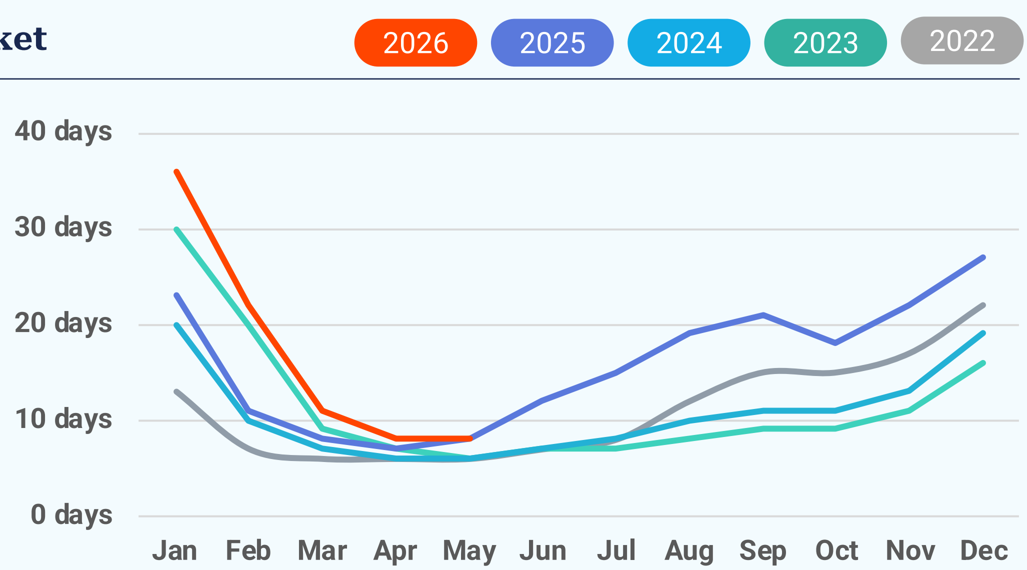


Median Days on Market

8 days
May 2026

+0 days
May '26 vs. May '25
(May '25: 8 days)

+0 days
May '26 vs. Apr '26
(Apr '26: 8 days)

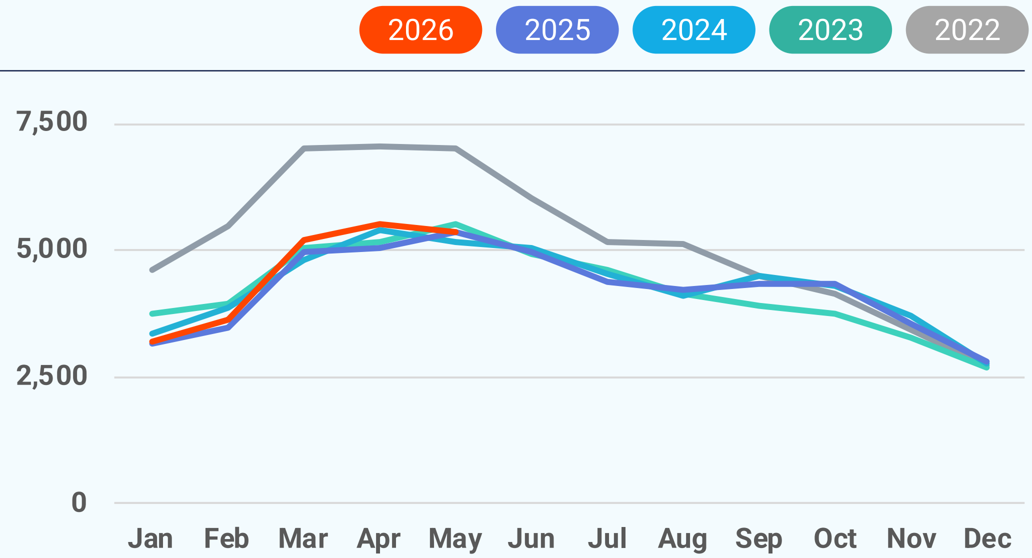


New Pending Sales

5,367
May 2026

+0.2%
May '26 vs. May '25
(May '25: 5,357)

-2.4%
May '26 vs. Apr '26
(Apr '26: 5,499)

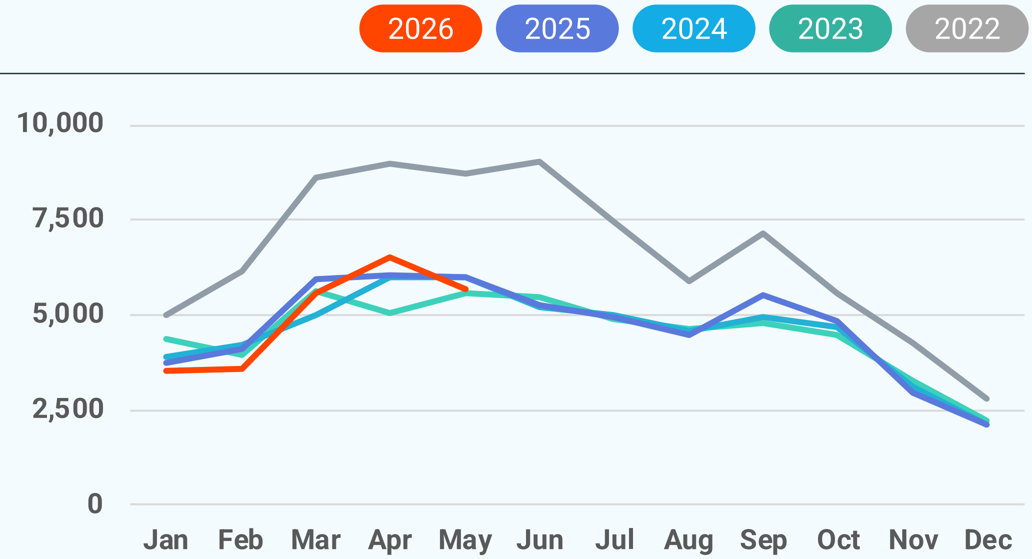


New Listings

5,697
May 2026

-4.9%
May '26 vs. May '25
(May '25: 5,991)

-12.3%
May '26 vs. Apr '26
(Apr '26: 6,496)

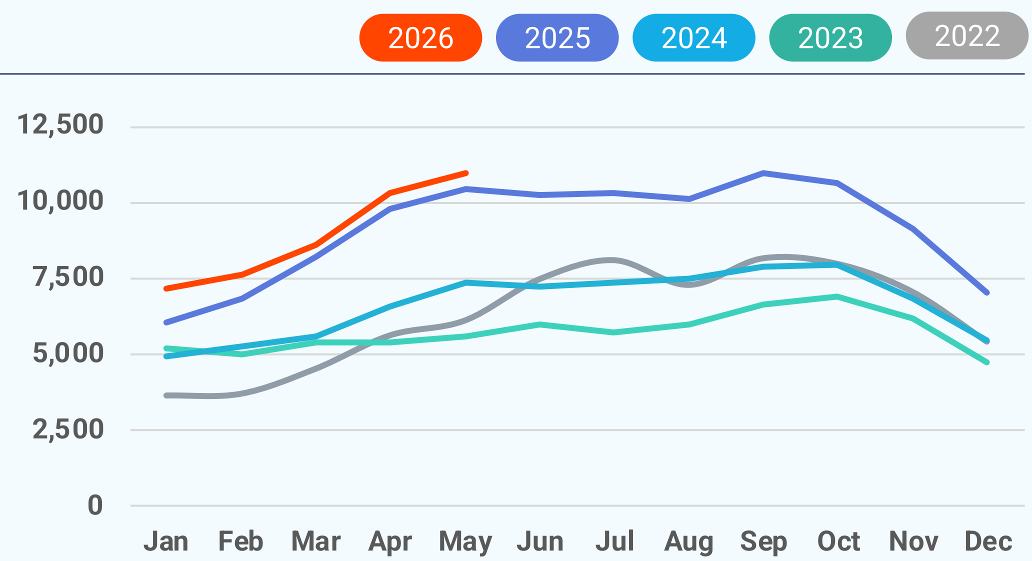


Active Listings

10,976
May 2026

+5.4%
May '26 vs. May '25
(May '25: 10,413)

+6.2%
May '26 vs. Apr '26
(Apr '26: 10,340)



Local Markets

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Washington, D.C. Metro	5,207	+8.7%	$680,000	+3.0%	8 days	+0 days
Alexandria City, VA	220	+6.8%	$735,000	-3.4%	6 days	-3 days
Arlington County, VA	263	+16.4%	$815,000	+2.3%	7 days	-1 day
Fairfax City, VA	27	-30.8%	$800,000	+0.6%	7 days	+1 day
Fairfax County, VA	1,427	+11.7%	$815,000	+3.6%	6 days	+0 days
Falls Church City, VA	21	+40.0%	$1,200,000	-31.4%	6 days	+0 days
Frederick County, MD	385	+12.2%	$489,000	+1.3%	12 days	+4 days
Loudoun County, VA	537	+5.1%	$790,256	+2.0%	6 days	-1 day
Montgomery County, MD	995	+7.3%	$693,500	+6.5%	8 days	+0 days
Prince George's County, MI	689	+1.0%	$450,000	-0.9%	19 days	+5 days
Washington, DC	643	+14.2%	$740,000	+4.2%	16 days	-6 days

Local Markets

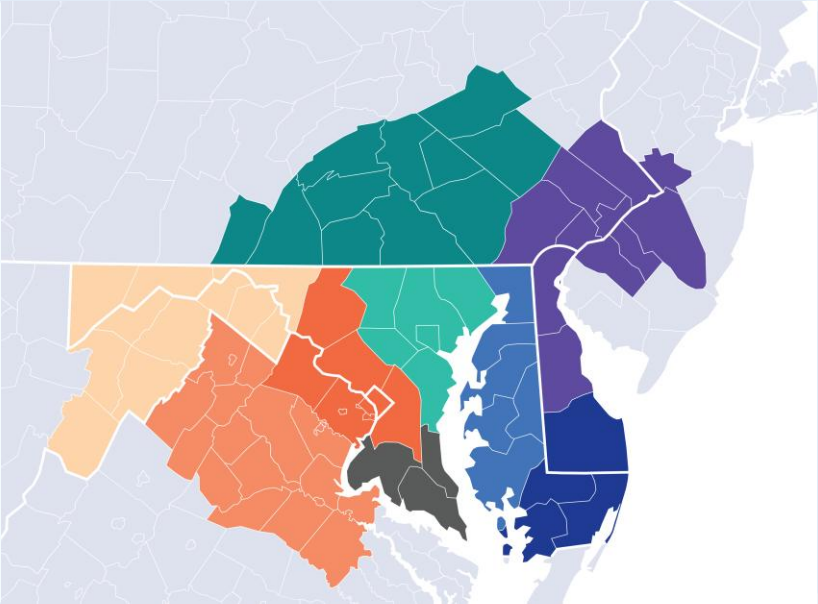
Local Markets	New Pending Sales		New Listings		Showings	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Washington, D.C. Metro	5,367	+0.2%	5,697	-4.9%	111,605	+2.1%
Alexandria City, VA	199	-11.9%	237	-0.4%	3,616	+9.5%
Arlington County, VA	252	+0.0%	255	+0.0%	4,346	-4.6%
Fairfax City, VA	31	-16.2%	30	-14.3%	623	+16.4%
Fairfax County, VA	1,404	+3.1%	1,329	-0.4%	29,240	+1.8%
Falls Church City, VA	17	-15.0%	23	+9.5%	301	-11.5%
Frederick County, MD	388	+2.4%	412	+18.1%	6,474	+12.3%
Loudoun County, VA	535	+6.4%	585	-4.3%	9,454	-6.9%
Montgomery County, MD	1,048	-2.7%	1,068	-6.6%	23,800	+5.7%
Prince George's County, MI	816	-1.8%	839	-11.6%	20,618	+5.2%
Washington, DC	677	+1.0%	919	-12.9%	13,133	-5.3%

Local Markets

	Active Listings		Months of Supply	
	May '26	vs. May '25	May '26	vs. May '25
Washington, D.C. Metro	10,976	+5.4%	2.65	+0.13 months
Alexandria City, VA	394	+15.5%	2.30	+0.11 months
Arlington County, VA	446	+0.2%	2.28	-0.22 months
Fairfax City, VA	38	-9.5%	1.36	-0.32 months
Fairfax County, VA	1,810	+2.4%	1.80	-0.01 months
Falls Church City, VA	45	+9.8%	3.00	-0.73 months
Frederick County, MD	675	+24.5%	2.25	+0.47 months
Loudoun County, VA	783	-8.1%	1.78	-0.19 months
Montgomery County, MD	2,002	+14.3%	2.44	+0.24 months
Prince George's County, MD	1,956	+23.4%	3.04	+0.83 months
Washington, DC	2,827	-7.2%	5.47	-0.34 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



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

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- christy.reap@brightmls.com

Washington D.C. Metro

May 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of June 4, 2026

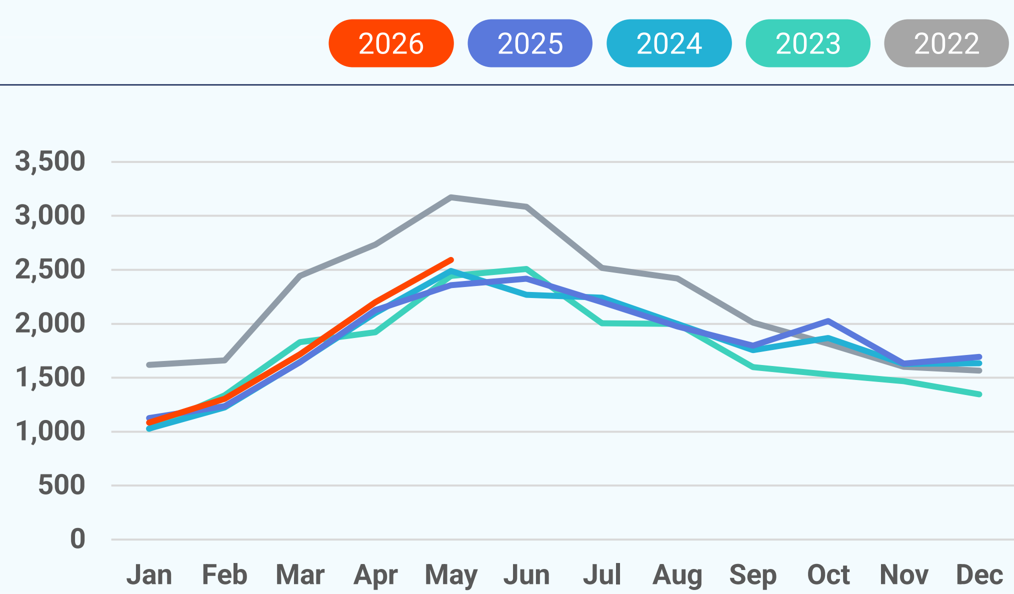
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	2,592	2,358	+9.9%
Median Sold Price	$900,000	$850,707	+5.8%
Median Days on Market	6 days	7 days	-1 day
New Pending Sales	2,610	2,568	+1.6%
New Listings	2,515	2,743	-8.3%
Active Listings	4,177	4,336	-3.7%
Months of Supply	2.16	2.31	-0.15 mos.

Closed Sales

2,592
May 2026

+9.9%
May '26 vs. May '25
(May '25: 2,358)

+17.8%
May '26 vs. Apr '26
(Apr '26: 2,201)

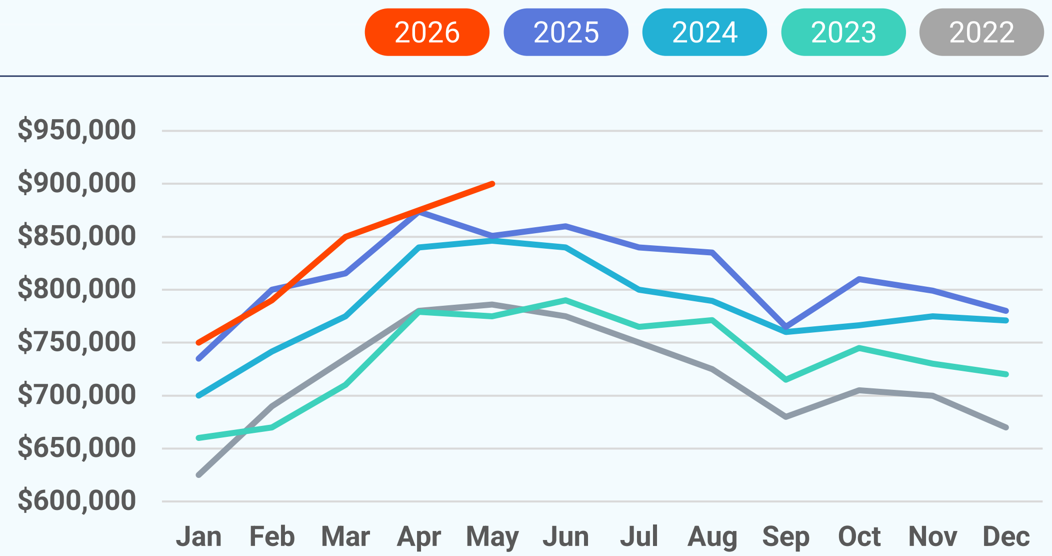


Median Sold Price

$900,000
May 2026

+5.8%
May '26 vs. May '25
(May '25: $850,707)

+2.9%
May '26 vs. Apr '26
(Apr '26: $875,000)

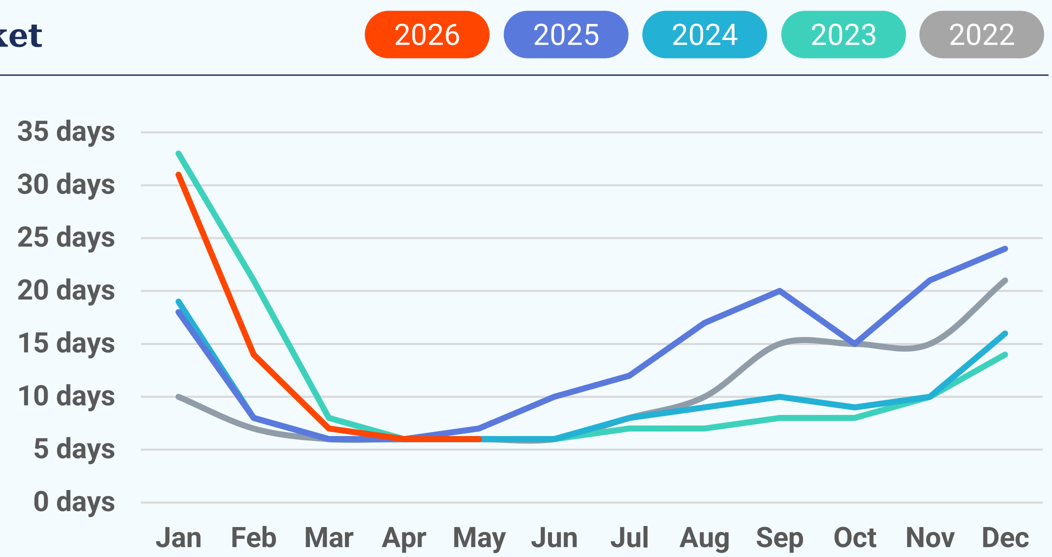


Median Days on Market

6 days
May 2026

-1 day
May '26 vs. May '25
(May '25: 7 days)

+0 days
May '26 vs. Apr '26
(Apr '26: 6 days)

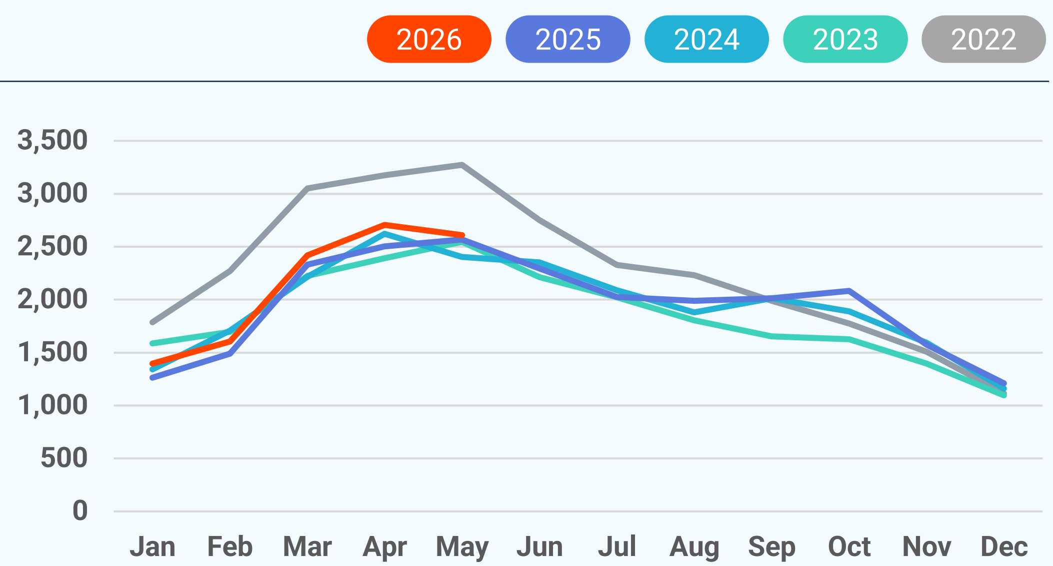


New Pending Sales

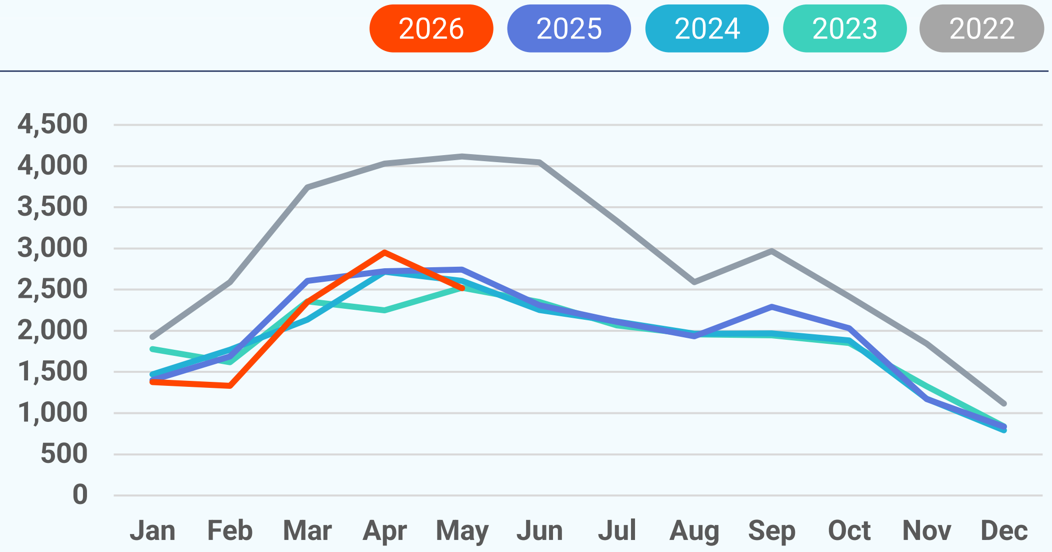
2,610
May 2026

+1.6%
May '26 vs. May '25
(May '25: 2,568)

-3.5%
May '26 vs. Apr '26
(Apr '26: 2,706)



New Listings

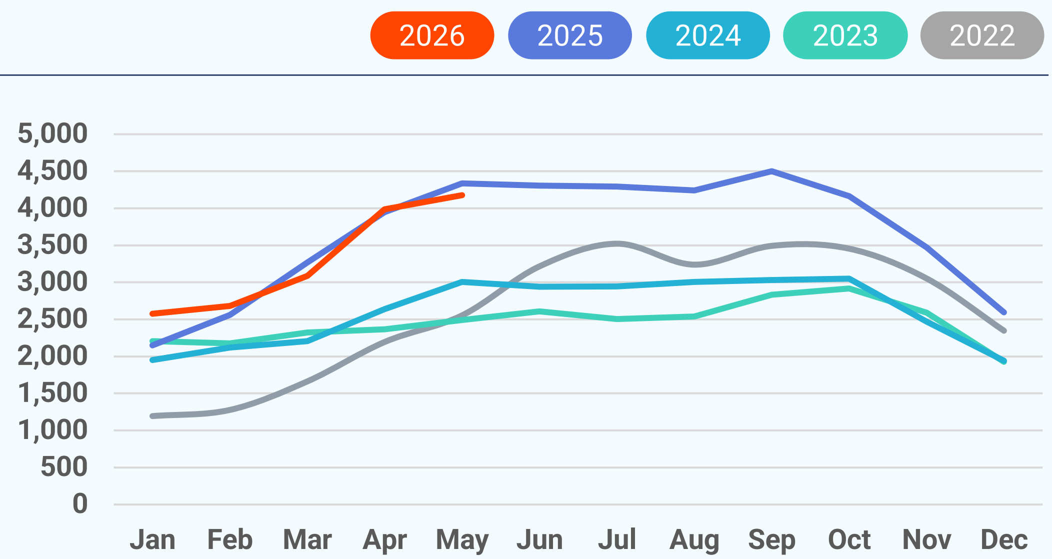


2,515
May 2026

-8.3%
May '26 vs. May '25
(May '25: 2,743)

-14.8%
May '26 vs. Apr '26
(Apr '26: 2,951)

Active Listings



4,177
May 2026

-3.7%
May '26 vs. May '25
(May '25: 4,336)

+4.8%
May '26 vs. Apr '26
(Apr '26: 3,987)

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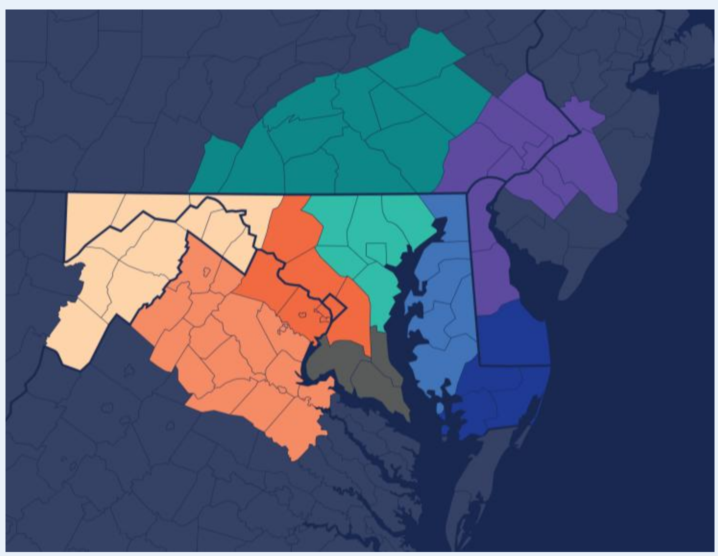


Washington D.C. Metro

May 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of June 4, 2026

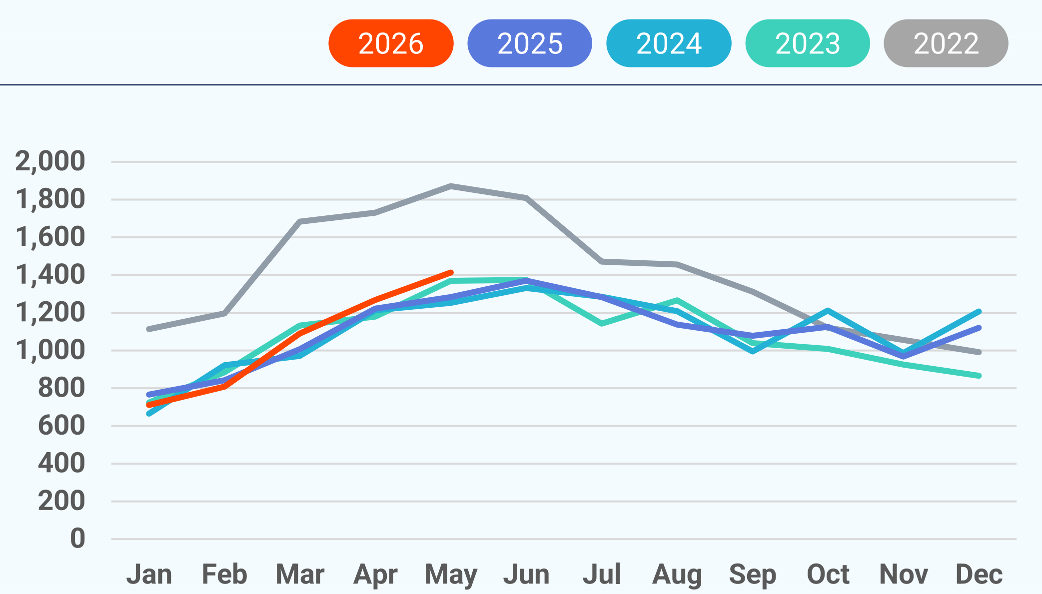
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	1,413	1,283	+10.1%
Median Sold Price	$625,000	$625,000	+0.0%
Median Days on Market	8 days	8 days	+0 days
New Pending Sales	1,495	1,424	+5.0%
New Listings	1,495	1,594	-6.2%
Active Listings	2,467	2,400	+2.8%
Months of Supply	2.13	2.07	+0.06 mos.

Closed Sales

1,413
May 2026

+10.1%
May '26 vs. May '25
(May '25: 1,283)

+11.5%
May '26 vs. Apr '26
(Apr '26: 1,267)



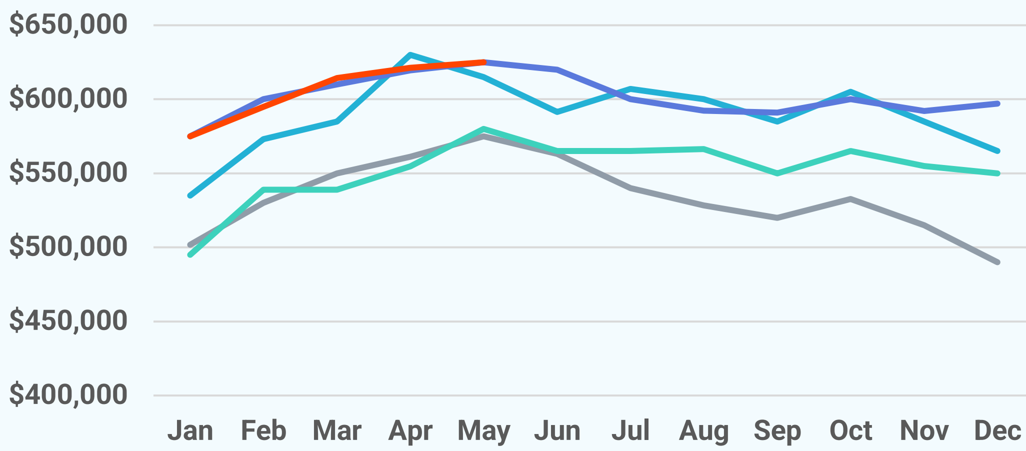
Median Sold Price

2026 2025 2024 2023 2022

$625,000
May 2026

+0.0%
May '26 vs. May '25
(May '25: $625,000)

+0.6%
May '26 vs. Apr '26
(Apr '26: $621,231)



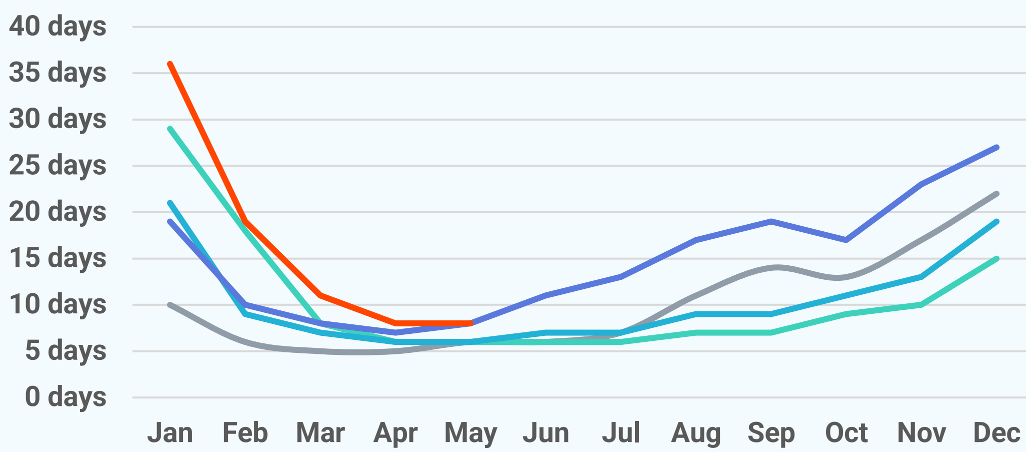
Median Days on Market

2026 2025 2024 2023 2022

8 days
May 2026

+0 days
May '26 vs. May '25
(May '25: 8 days)

+0 days
May '26 vs. Apr '26
(Apr '26: 8 days)



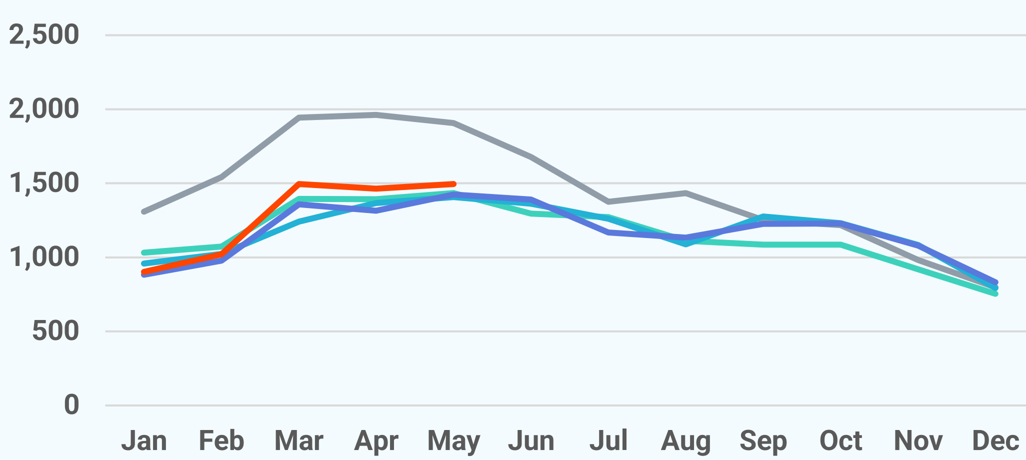
New Pending Sales

2026 2025 2024 2023 2022

1,495
May 2026

+5.0%
May '26 vs. May '25
(May '25: 1,424)

+2.1%
May '26 vs. Apr '26
(Apr '26: 1,464)

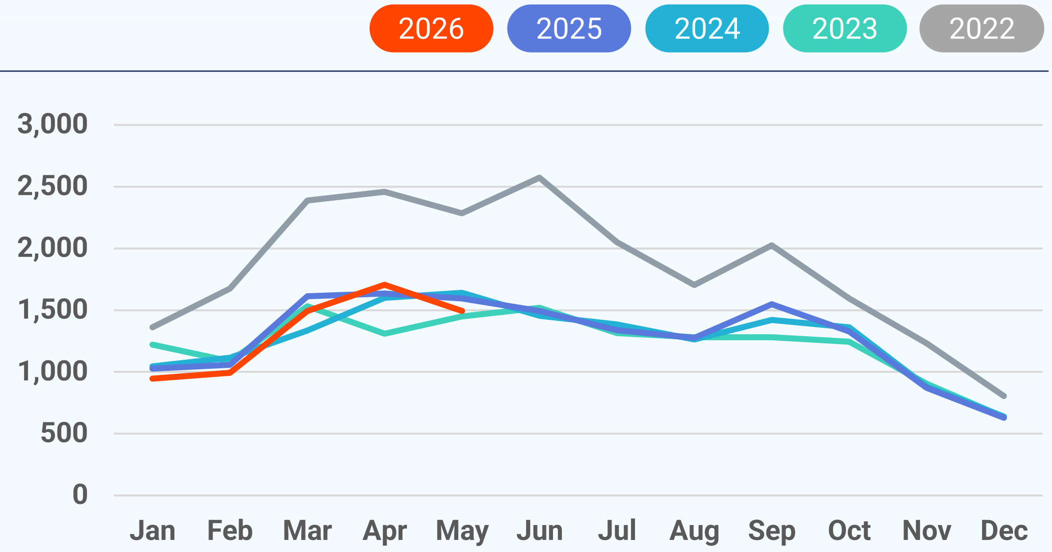


New Listings

1,495
May 2026

-6.2%
May '26 vs. May '25
(May '25: 1,594)

-12.4%
May '26 vs. Apr '26
(Apr '26: 1,706)

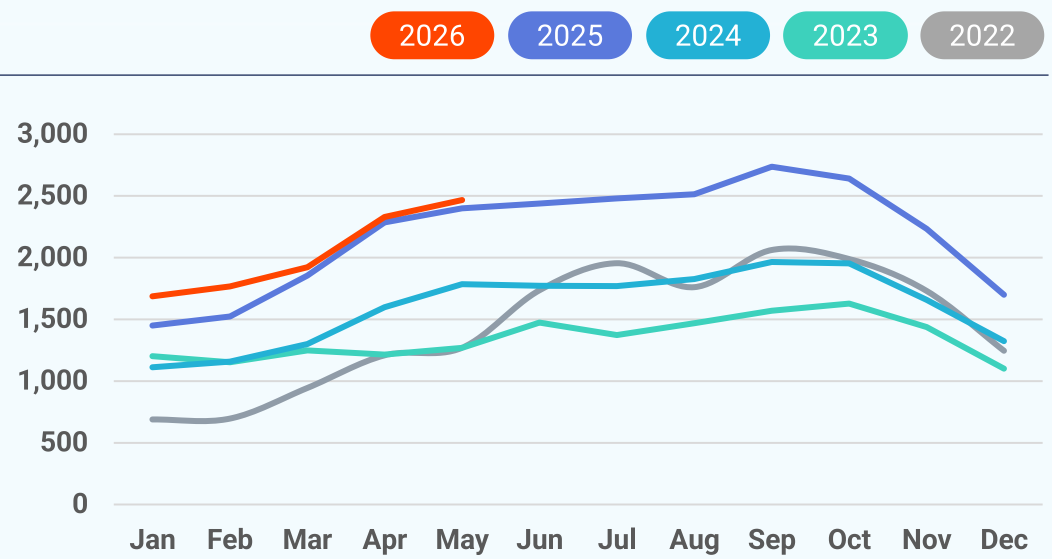


Active Listings

2,467
May 2026

+2.8%
May '26 vs. May '25
(May '25: 2,400)

+5.9%
May '26 vs. Apr '26
(Apr '26: 2,330)



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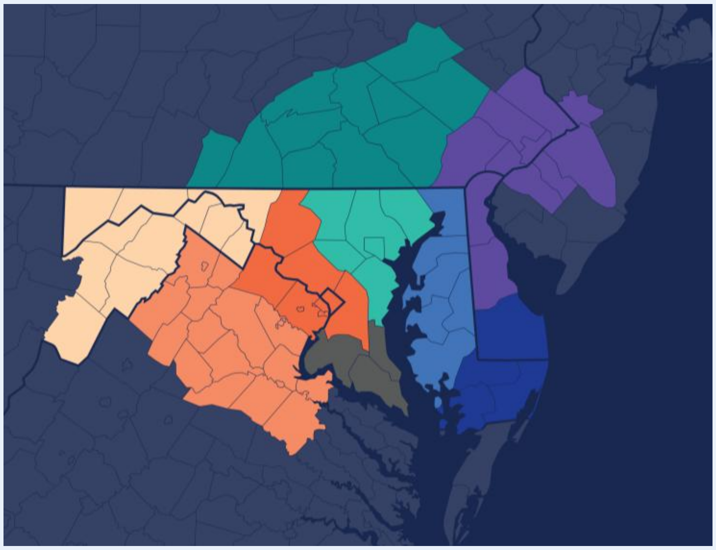


Washington D.C. Metro

May 2026
Condos Report

Prepared by Bright Research

Data as of June 4, 2026

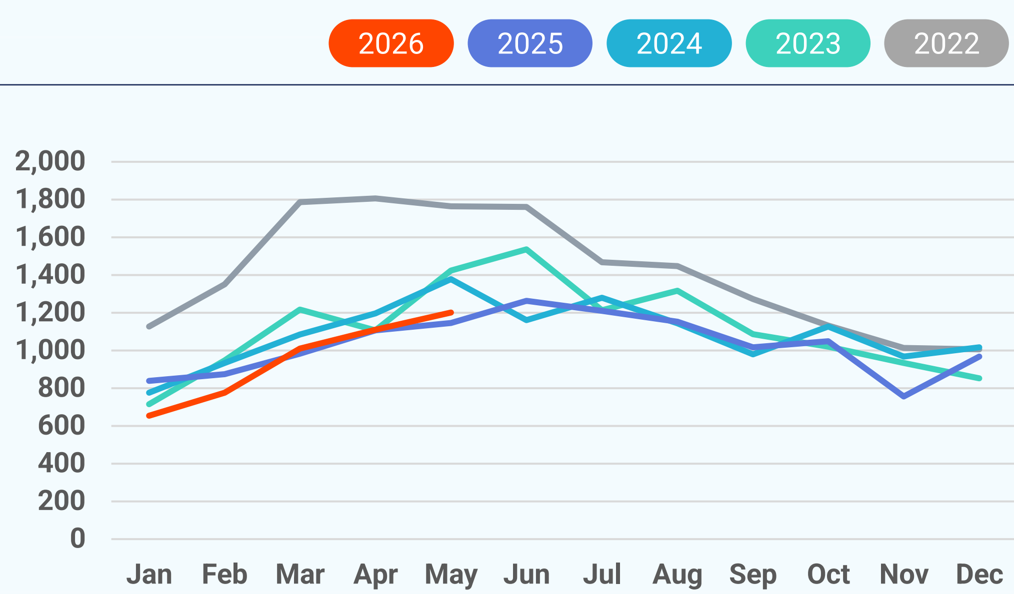
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	1,201	1,146	+4.8%
Median Sold Price	$399,000	$399,000	+0.0%
Median Days on Market	17 days	16 days	+1 day
New Pending Sales	1,260	1,364	-7.6%
New Listings	1,685	1,653	+1.9%
Active Listings	4,332	3,677	+17.8%
Months of Supply	4.13	3.40	+0.73 mos.

Closed Sales

1,201
May 2026

+4.8%
May '26 vs. May '25
(May '25: 1,146)

+8.2%
May '26 vs. Apr '26
(Apr '26: 1,110)



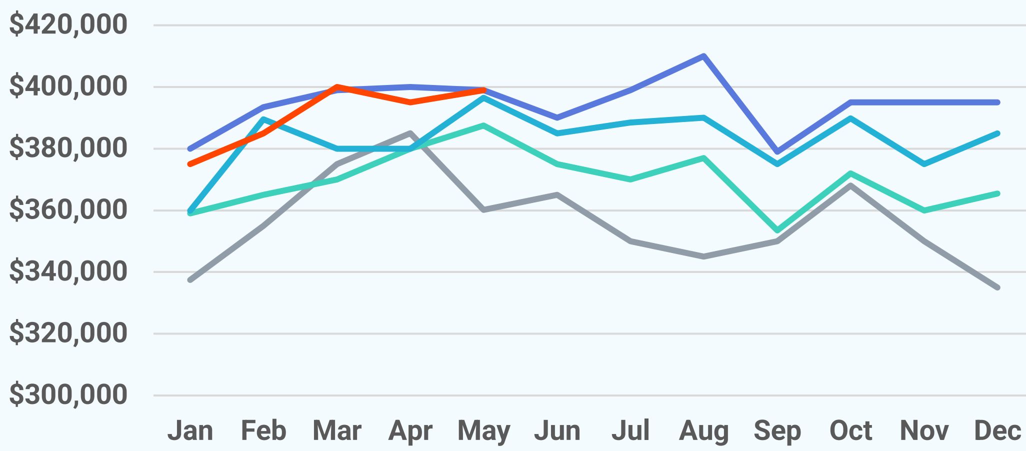
Median Sold Price

2026 2025 2024 2023 2022

$399,000
May 2026

+0.0%
May '26 vs. May '25
(May '25: $399,000)

+1.0%
May '26 vs. Apr '26
(Apr '26: $395,000)



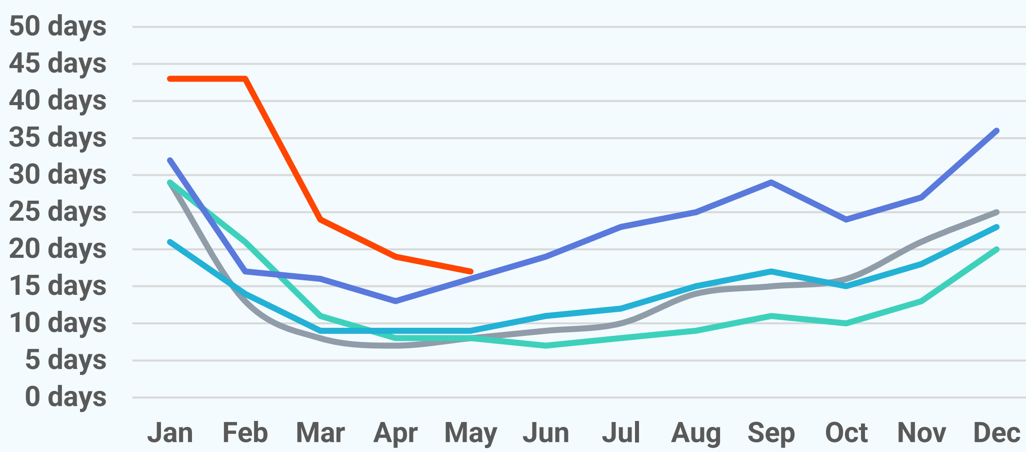
Median Days on Market

2026 2025 2024 2023 2022

17 days
May 2026

+1 day
May '26 vs. May '25
(May '25: 16 days)

-2 days
May '26 vs. Apr '26
(Apr '26: 19 days)



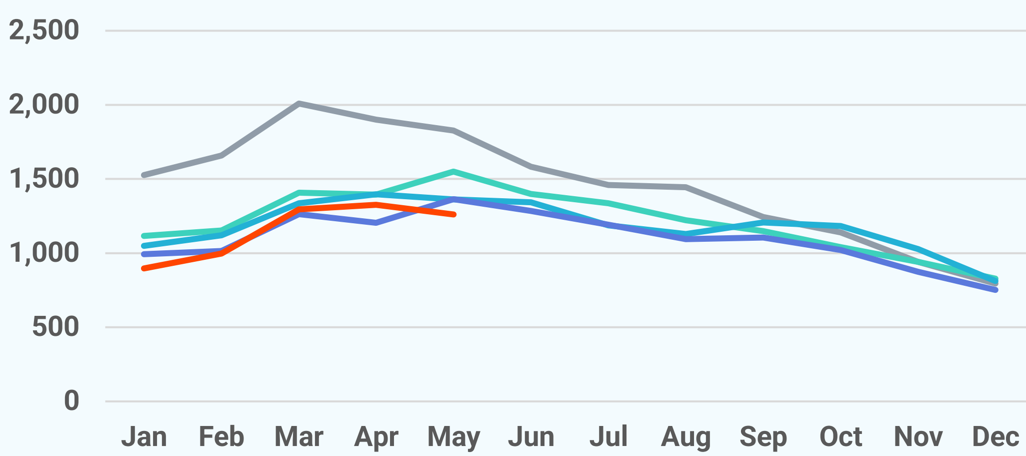
New Pending Sales

2026 2025 2024 2023 2022

1,260
May 2026

-7.6%
May '26 vs. May '25
(May '25: 1,364)

-5.0%
May '26 vs. Apr '26
(Apr '26: 1,326)

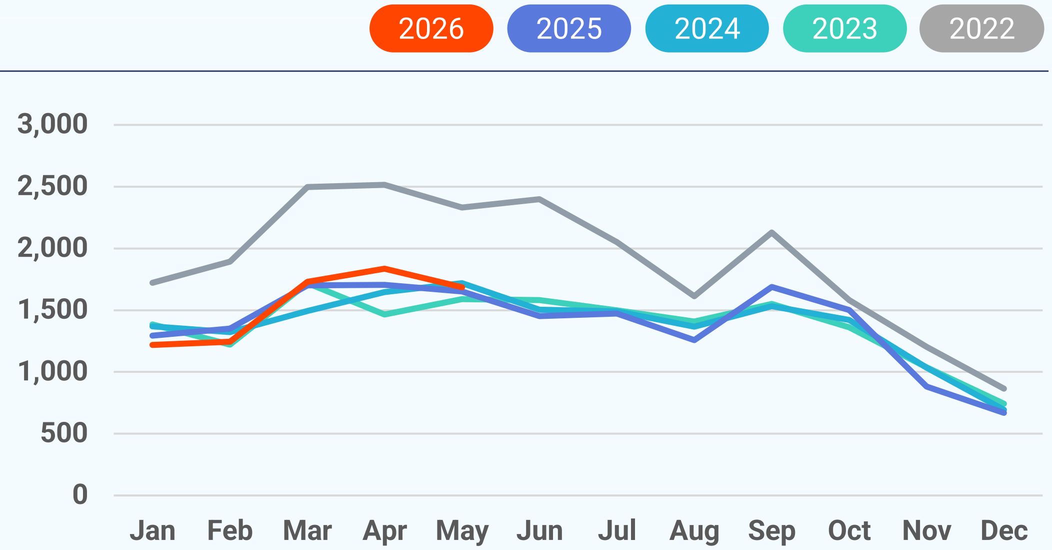


New Listings

1,685
May 2026

+1.9%
May '26 vs. May '25
(May '25: 1,653)

-8.2%
May '26 vs. Apr '26
(Apr '26: 1,836)

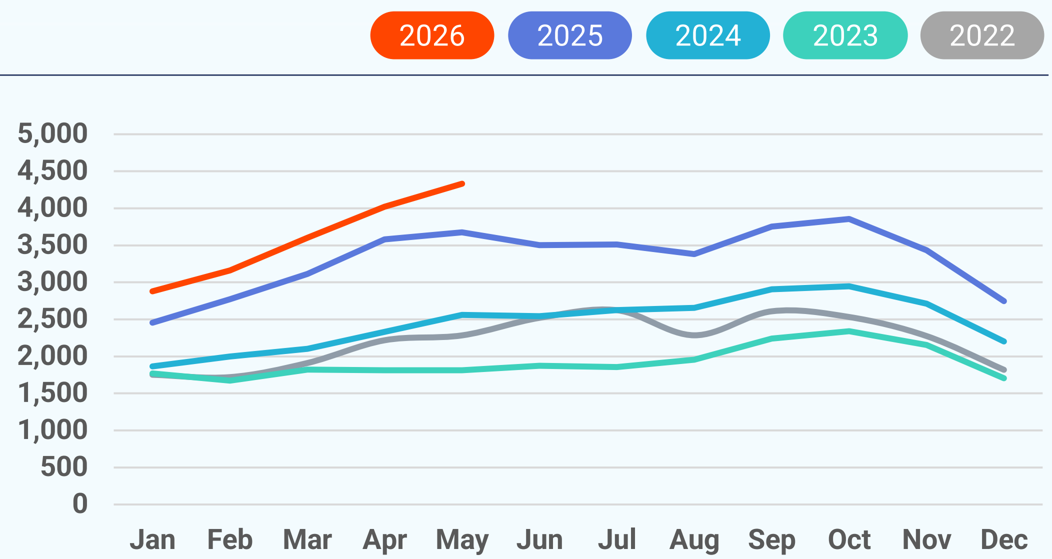


Active Listings

4,332
May 2026

+17.8%
May '26 vs. May '25
(May '25: 3,677)

+7.7%
May '26 vs. Apr '26
(Apr '26: 4,023)



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