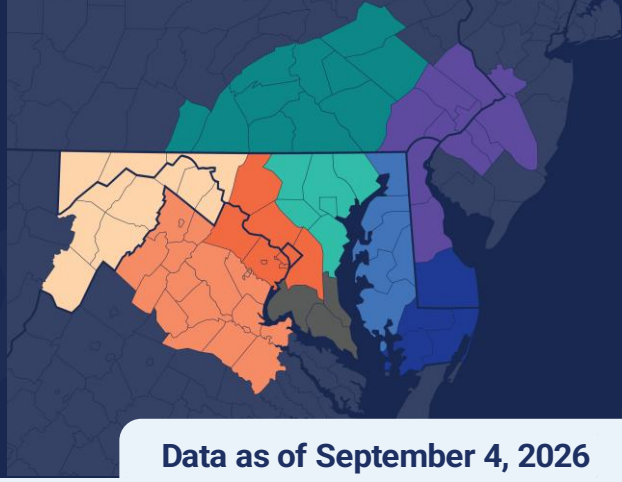
Mid-Atlantic Region

August 2026 Housing Market Report

Prepared by Bright Research



Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	19,191	19,909	-3.6%	149,509	148,343	+0.8%
Median Sold Price	$441,995	$432,999	+2.1%	$435,000	$425,000	+2.4%
Median Days on Market	16 days	15 days	+1 day	15 days	13 days	+2 days
New Pending Sales	19,245	20,435	-5.8%	158,569	157,085	+0.9%
New Listings	21,600	21,963	-1.7%	214,978	210,588	+2.1%
Active Listings	51,726	45,956	+12.6%	51,726	45,956	+12.6%
Months of Supply	2.77	2.48	+0.29 mos.	2.77	2.48	+0.29 mos.
Showings	358,730	379,752	-5.5%	3,050,604	3,077,933	-0.9%

Housing Market Trends

Mid-Atlantic homebuyers held back in August. With mortgage rates remaining above 6.5%, more prospective homebuyers appear to be sitting out the market, hoping for better rates and more leverage later this year. In August, there were 19,191 total closed sales across the Bright MLS service area, a 3.6% drop from a year ago. The number of new pending sales was down 5.8% year-over-year.

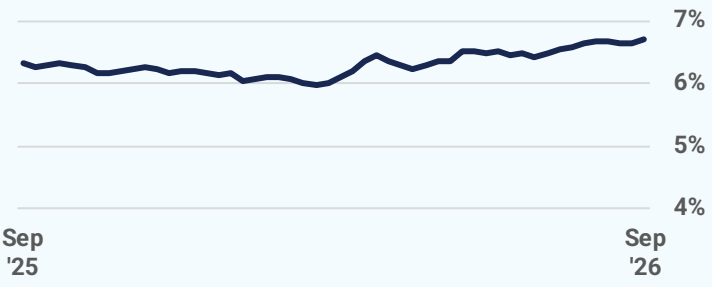
Active listings at the end of the month were up by 12.6% compared to last August, with fewer buyers making offers. Year-to-date new listings are higher than last year, but in August, the number of fresh listings coming onto the market was 1.7% lower than a year ago. Many would-be buyers are also sellers, which explains some of the drop in new listing activity.

The median sold price in August was $441,995 which was a 2.1% annual gain. However, price growth is slowing, with annual home price appreciation at its lowest level since February.

Market Outlook

Both buyers and sellers in the Mid-Atlantic region are moving cautiously as we head into fall. Showing activity is lower than it was a year ago and homes are taking somewhat longer to sell. Inventory is climbing as a result of fewer buyers, not necessarily more sellers. Expect a relatively slow fall housing market, with prices growing more slowly, inventory rising, and homes staying on the market longer.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

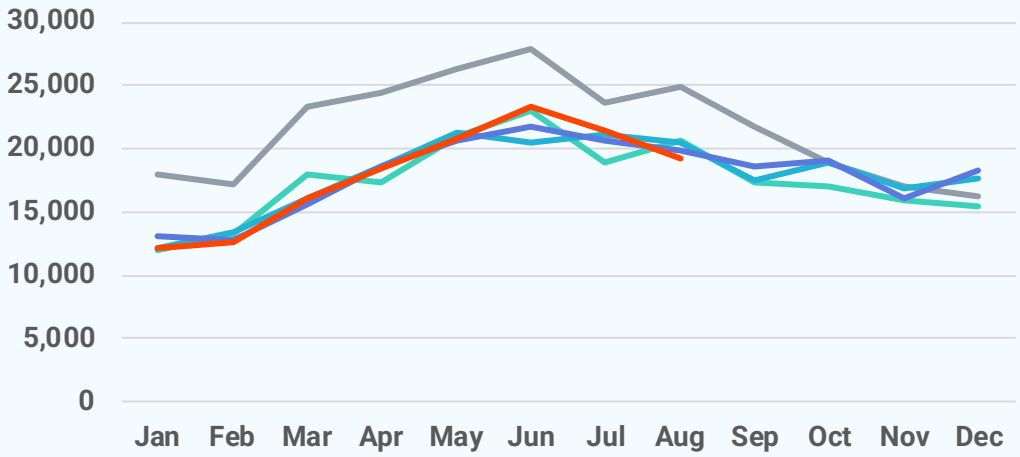
Closed Sales

2026 2025 2024 2023 2022

46,086
August 2026

-3.6%
Aug '26 vs. Aug '25
(Aug '25: 19,909)

-10.4%
Aug '26 vs. Jul '26
(Jul '26: 21,407)



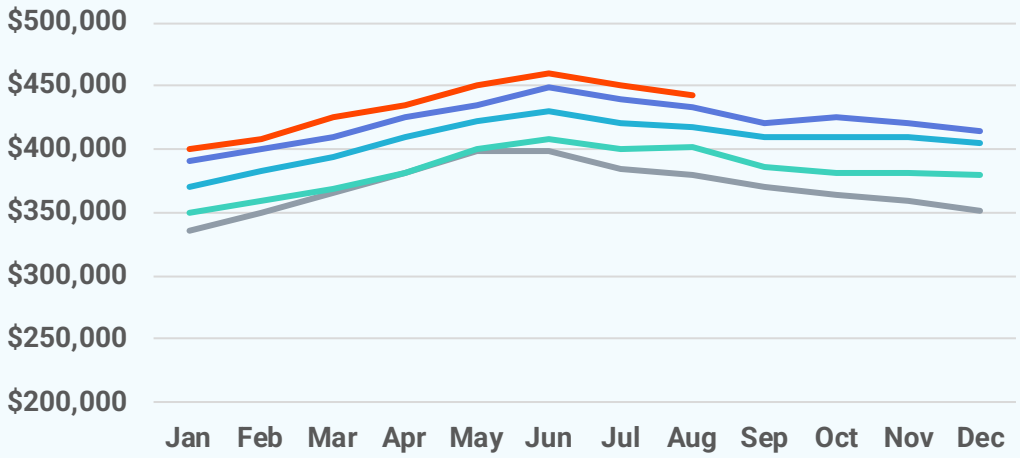
Median Sold Price

2026 2025 2024 2023 2022

$441,995
August 2026

+2.1%
Aug '26 vs. Aug '25
(Aug '25: $432,999)

-2.0%
Aug '26 vs. Jul '26
(Jul '26: $450,999)



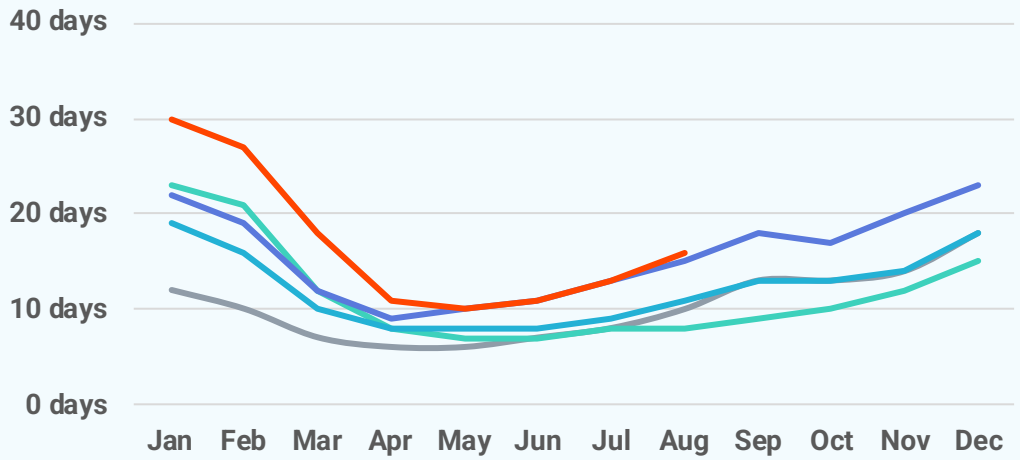
Median Days on Market

2026 2025 2024 2023 2022

16 days
August 2026

+1 day
Aug '26 vs. Aug '25
(Aug '25: 15 days)

+3 days
Aug '26 vs. Jul '26
(Jul '26: 13 days)



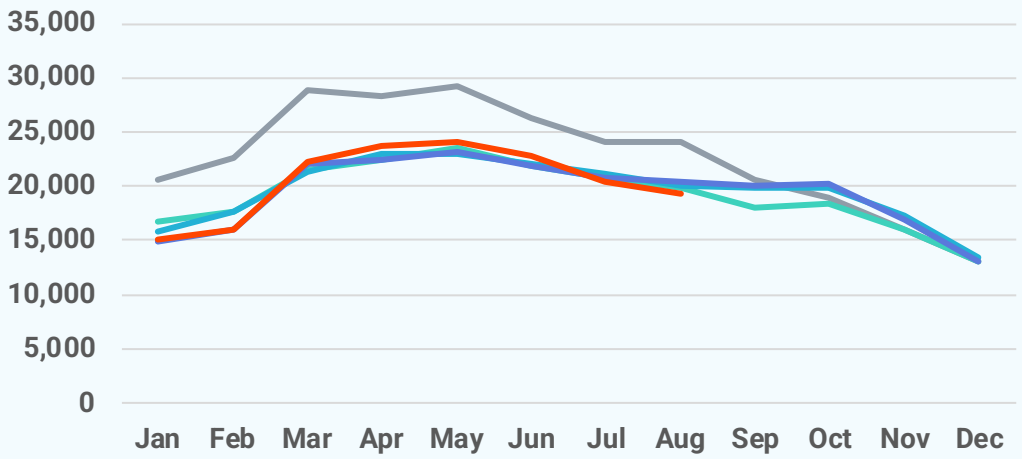
New Pending Sales

2026 2025 2024 2023 2022

19,245
August 2026

-5.8%
Aug '26 vs. Aug '25
(Aug '25: 20,435)

-5.5%
Aug '26 vs. Jul '26
(Jul '26: 20,366)



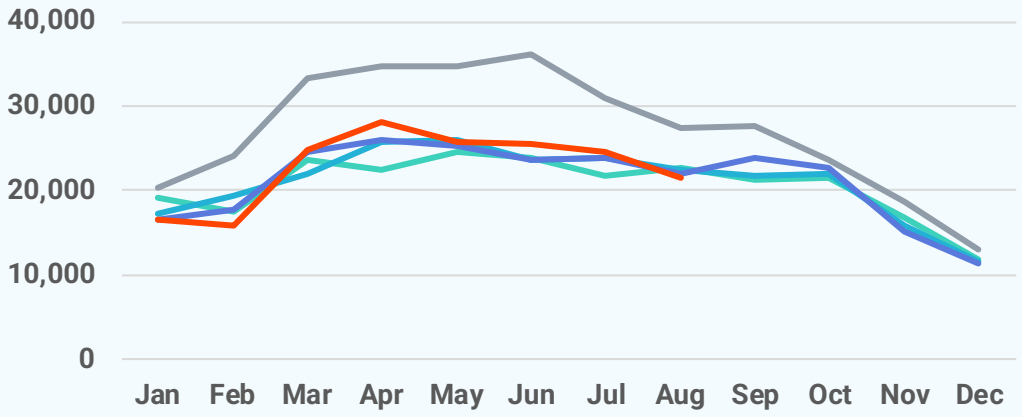
New Listings

2026 2025 2024 2023 2022

21,600
August 2026

-1.7%
Aug '26 vs. Aug '25
(Aug '25: 21,963)

-11.8%
Aug '26 vs. Jul '26
(Jul '26: 24,491)



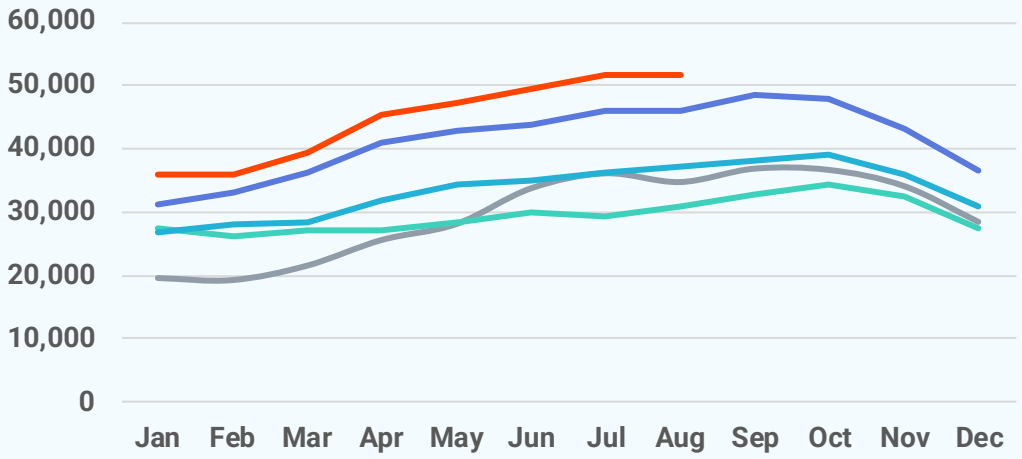
Active Listings

2026 2025 2024 2023 2022

51,726
August 2026

+12.6%
Aug '26 vs. Aug '25
(Aug '25: 45,956)

-0.2%
Aug '26 vs. Jul '26
(Jul '26: 51,811)



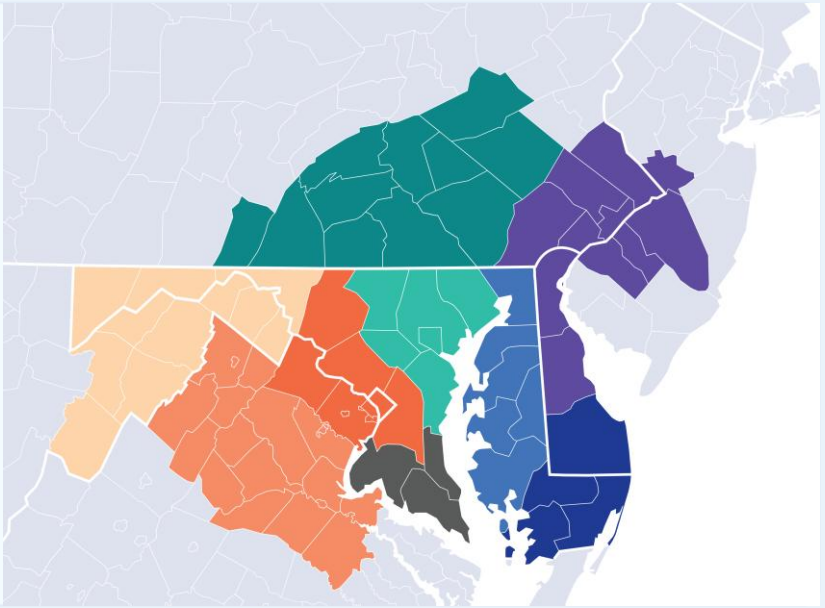
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Mid-Atlantic	19,191	-3.6%	$441,995	+2.1%	16 days	+1 day
Philadelphia Metro	5,820	-3.0%	$425,000	+4.9%	14 days	+1 day
Baltimore Metro	2,595	-6.9%	$425,000	+2.4%	15 days	+1 day
Washington, D.C. Metro	3,872	-9.2%	$640,000	+2.4%	19 days	+0 days
Central Pennsylvania	2,539	+2.5%	$330,000	+6.5%	8 days	-1 day
MD/WV Panhandle	659	-3.5%	$335,000	+8.0%	20 days	-1 day
MD Eastern Shore	320	-7.0%	$425,000	+9.0%	35 days	+2 days
Del/Mar Coastal	829	+2.7%	$400,000	-1.2%	47 days	-2 days
Southern Maryland	435	+7.4%	$442,000	+0.2%	21 days	+2 days
North Central Virginia	1,460	+1.2%	$515,000	+3.0%	21 days	+5 days

Local Markets	New Pending Sales		New Listings		Showings	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Mid-Atlantic	19,245	-5.8%	21,600	-1.7%	358,730	-5.5%
Philadelphia Metro	5,617	-3.0%	6,500	+4.9%	115,056	-4.1%
Baltimore Metro	2,729	-4.9%	2,743	-8.5%	50,129	-6.0%
Washington, D.C. Metro	3,732	-11.5%	4,300	-3.8%	82,793	-7.3%
Central Pennsylvania	2,659	-2.2%	3,014	+1.2%	37,497	-4.8%
MD/WV Panhandle	674	-11.3%	783	-15.2%	9,612	-11.6%
MD Eastern Shore	339	-11.0%	352	-2.8%	4,714	-2.3%
Del/Mar Coastal	925	+0.3%	971	-1.0%	13,201	-7.0%
Southern Maryland	429	-8.3%	446	-6.7%	8,056	+5.8%
North Central Virginia	1,419	-8.3%	1,711	-2.6%	24,228	-5.5%

Local Markets	Active Listings		Months of Supply	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Mid-Atlantic	51,726	+12.6%	2.77	+0.29 months
Philadelphia Metro	14,013	+14.2%	2.60	+0.33 months
Baltimore Metro	7,123	+14.7%	2.72	+0.37 months
Washington, D.C. Metro	11,280	+11.3%	2.73	+0.28 months
Central Pennsylvania	4,876	+12.0%	2.08	+0.15 months
MD/WV Panhandle	2,062	-0.9%	3.10	-0.14 months
MD Eastern Shore	1,298	+16.7%	4.20	+0.47 months
Del/Mar Coastal	3,655	+9.0%	4.76	+0.47 months
Southern Maryland	1,228	+17.1%	2.93	+0.31 months
North Central Virginia	4,186	+22.4%	2.93	+0.42 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



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

Mid-Atlantic Region

August 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 4, 2026

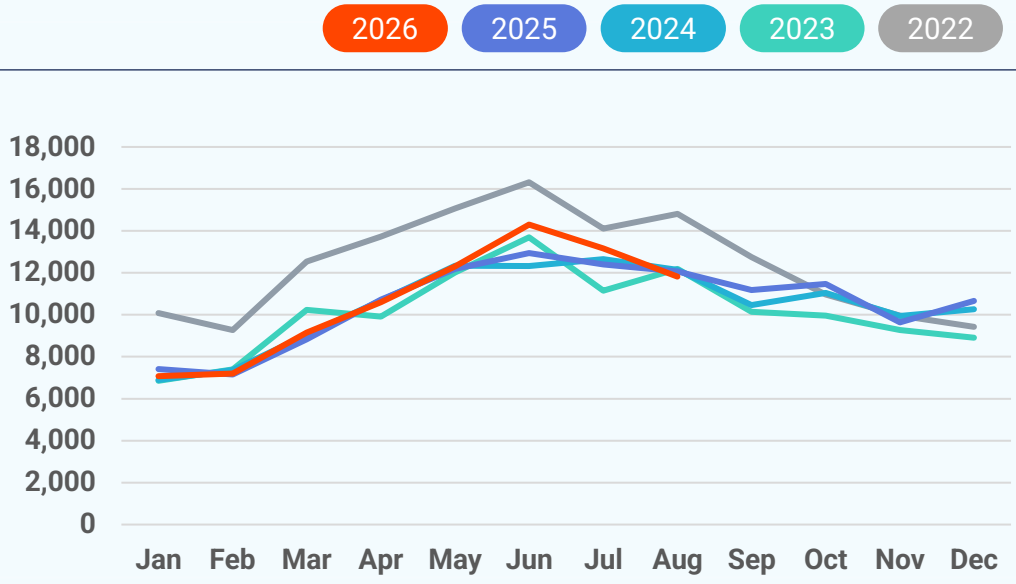
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	11,817	12,070	-2.1%
Median Sold Price	$500,000	$497,550	+0.5%
Median Days on Market	14 days	14 days	+0 days
New Pending Sales	11,761	12,374	-5.0%
New Listings	12,168	12,658	-3.9%
Active Listings	27,816	25,899	+7.4%
Months of Supply	2.51	2.39	+0.12 mos.

Closed Sales

11,817
August 2026

-2.1%
Aug '26 vs. Aug '25
(Aug '25: 12,070)

-10.3%
Aug '26 vs. Jul '26
(Jul '26: 13,169)



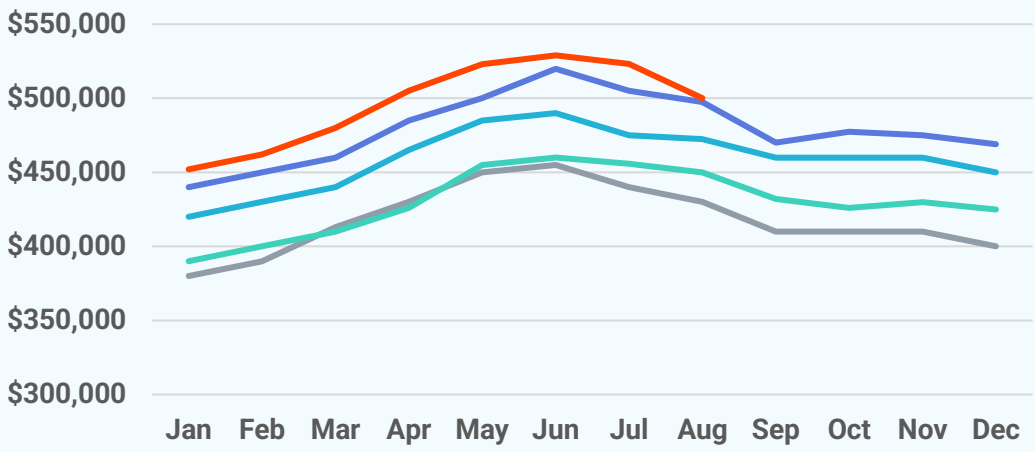
Median Sold Price

2026 2025 2024 2023 2022

$500,000
August 2026

+0.5%
Aug '26 vs. Aug '25
(Aug '25: $497,550)

-4.4%
Aug '26 vs. Jul '26
(Jul '26: $523,250)



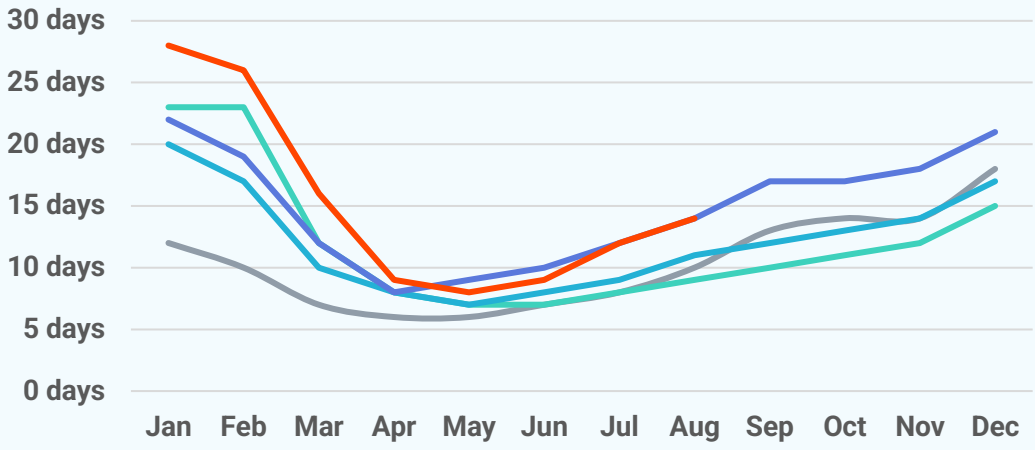
Median Days on Market

2026 2025 2024 2023 2022

14 days
August 2026

+0 days
Aug '26 vs. Aug '25
(Aug '25: 14 days)

+2 days
Aug '26 vs. Jul '26
(Jul '26: 12 days)



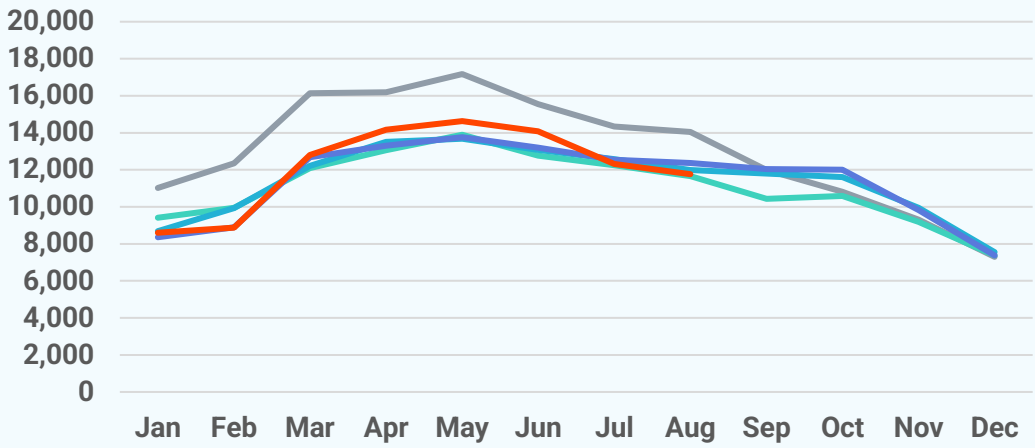
New Pending Sales

2026 2025 2024 2023 2022

11,761
August 2026

-5.0%
Aug '26 vs. Aug '25
(Aug '25: 12,374)

-4.5%
Aug '26 vs. Jul '26
(Jul '26: 12,311)



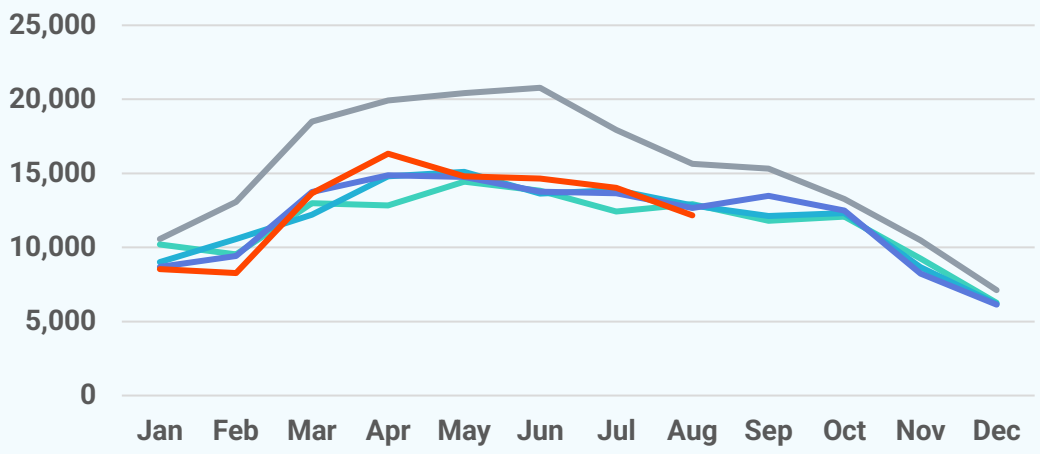
New Listings

2026 2025 2024 2023 2022

12,168
August 2026

-3.9%
Aug '26 vs. Aug '25
(Aug '25: 12,658)

-13.2%
Aug '26 vs. Jul '26
(Jul '26: 14,019)



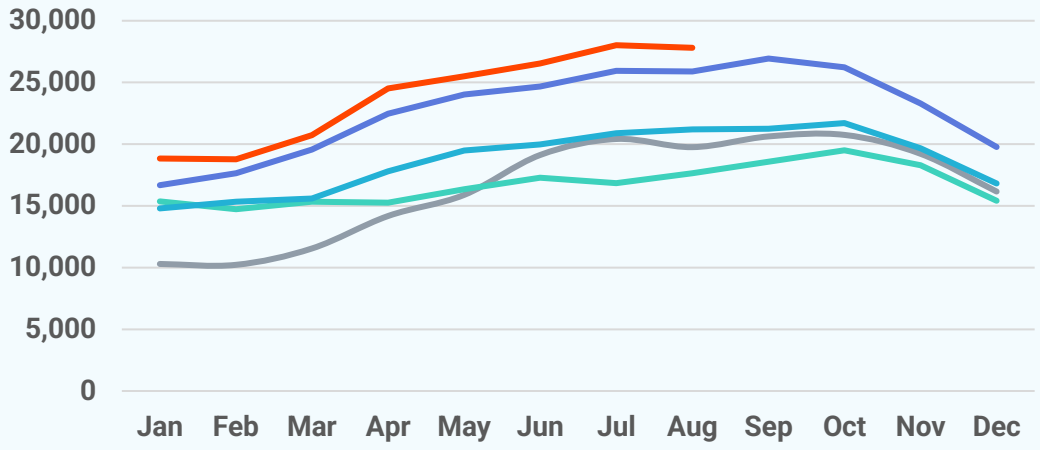
Active Listings

2026 2025 2024 2023 2022

27,816
August 2026

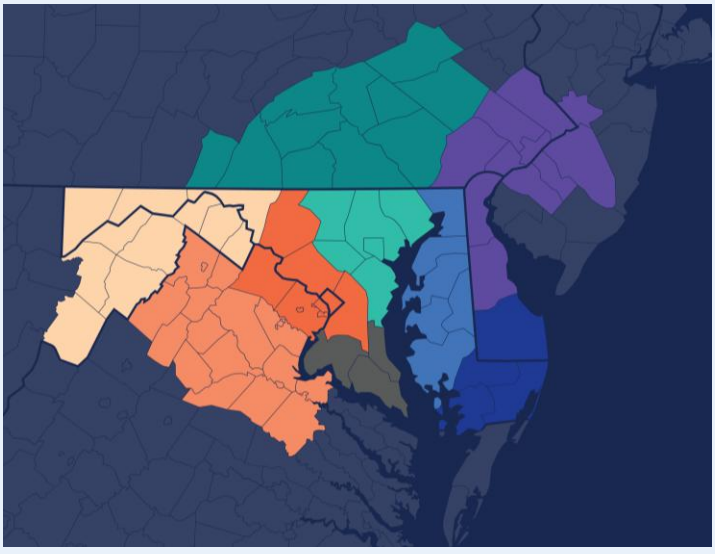
+7.4%
Aug '26 vs. Aug '25
(Aug '25: 25,899)

-0.7%
Aug '26 vs. Jul '26
(Jul '26: 28,019)



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**.



Mid-Atlantic Region

August 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 4, 2026

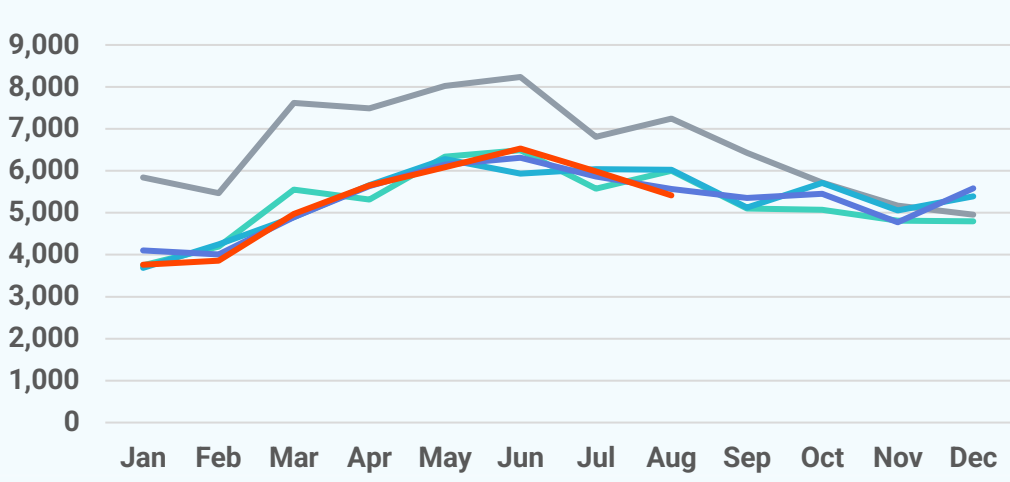
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	5,414	5,568	-2.8%
Median Sold Price	$365,000	$354,900	+2.8%
Median Days on Market	18 days	15 days	+3 days
New Pending Sales	5,520	5,765	-4.2%
New Listings	6,869	6,769	+1.5%
Active Listings	16,160	13,521	+19.5%
Months of Supply	2.92	2.43	+0.49 mos.

Closed Sales

5,414
August 2026

-2.8%
Aug '26 vs. Aug '25
(Aug '25: 5,568)

-9.6%
Aug '26 vs. Jul '26
(Jul '26: 5,990)



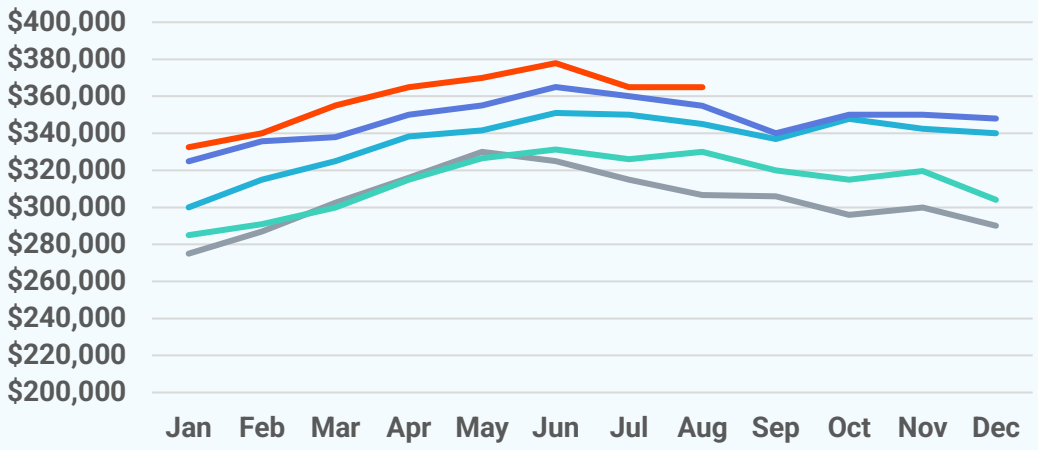
Median Sold Price

2026 2025 2024 2023 2022

$365,000
August 2026

+2.8%
Aug '26 vs. Aug '25
(Aug '25: $354,900)

+0.0%
Aug '26 vs. Jul '26
(Jul '26: $365,000)



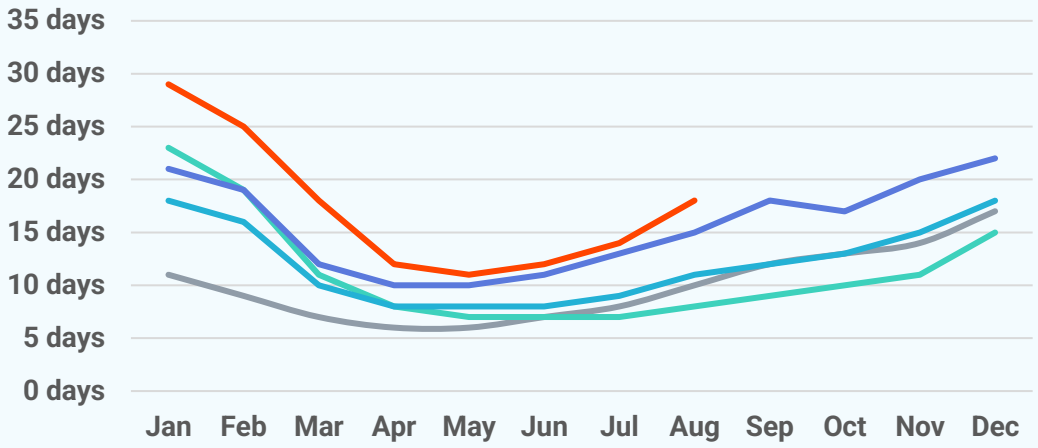
Median Days on Market

2026 2025 2024 2023 2022

18 days
August 2026

+3 days
Aug '26 vs. Aug '25
(Aug '25: 15 days)

+4 days
Aug '26 vs. Jul '26
(Jul '26: 14 days)



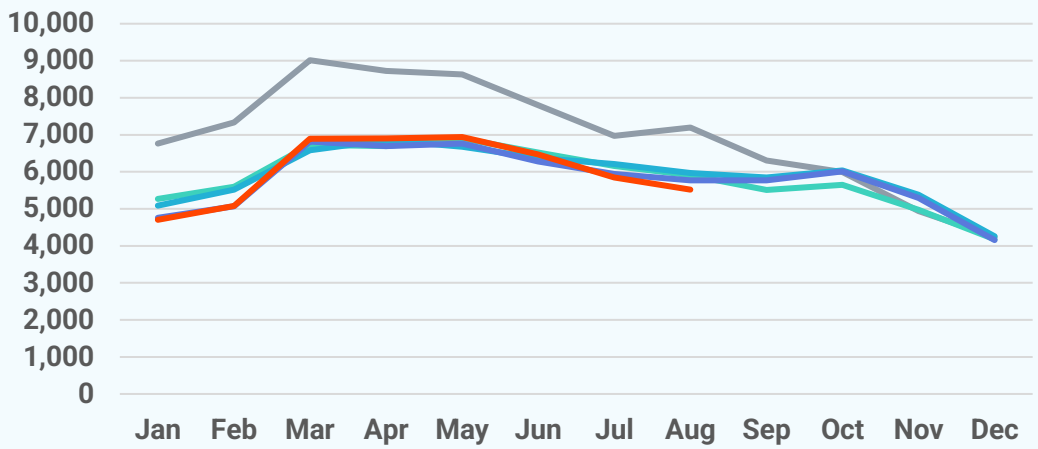
New Pending Sales

2026 2025 2024 2023 2022

5,520
August 2026

-4.2%
Aug '26 vs. Aug '25
(Aug '25: 5,765)

-5.6%
Aug '26 vs. Jul '26
(Jul '26: 5,847)



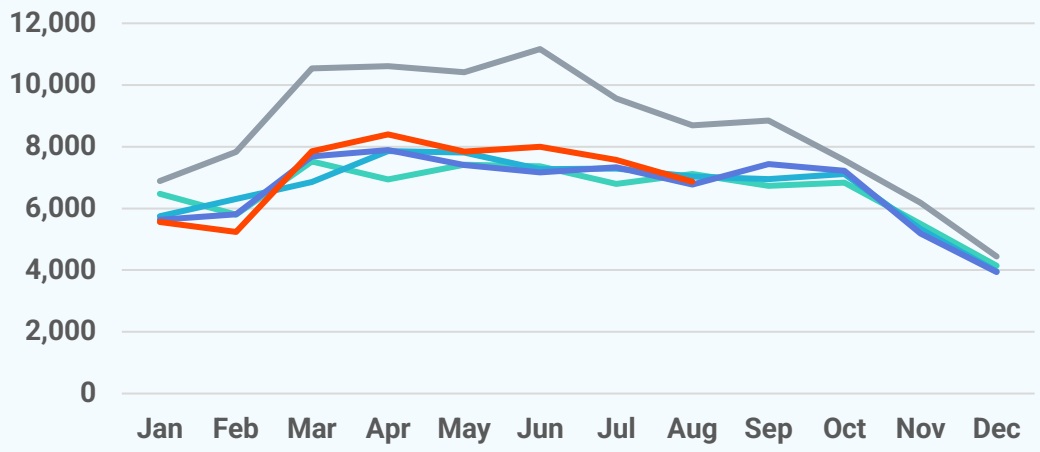
New Listings

2026 2025 2024 2023 2022

6,869
August 2026

+1.5%
Aug '26 vs. Aug '25
(Aug '25: 6,769)

-9.2%
Aug '26 vs. Jul '26
(Jul '26: 7,569)



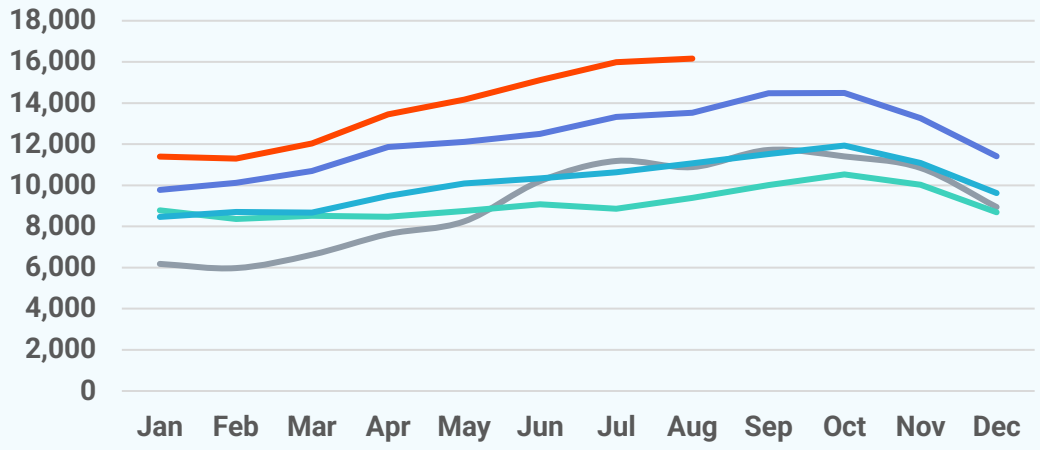
Active Listings

2026 2025 2024 2023 2022

16,160
August 2026

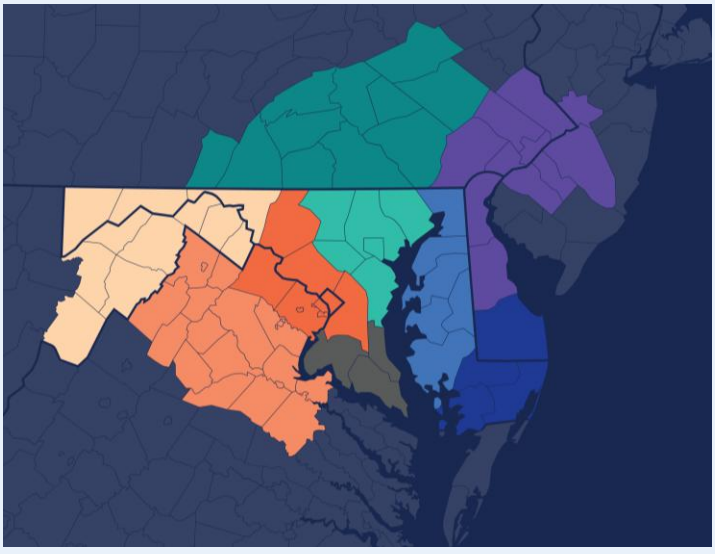
+19.5%
Aug '26 vs. Aug '25
(Aug '25: 13,521)

+1.1%
Aug '26 vs. Jul '26
(Jul '26: 15,985)



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**.



Mid-Atlantic Region

August 2026 Condos Report

Prepared by Bright Research

Data as of September 4, 2026

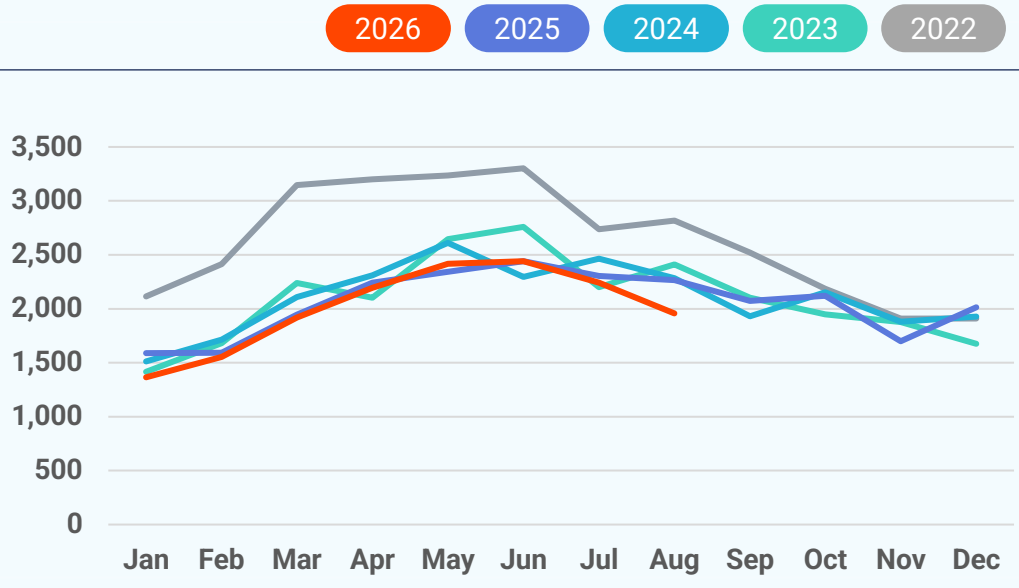
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	1,957	2,265	-13.6%
Median Sold Price	$350,000	$357,000	-2.0%
Median Days on Market	29 days	23 days	+6 days
New Pending Sales	1,961	2,288	-14.3%
New Listings	2,544	2,532	+0.5%
Active Listings	7,750	6,536	+18.6%
Months of Supply	3.75	3.07	+0.68 mos.

Closed Sales

1,957
August 2026

-13.6%
Aug '26 vs. Aug '25
(Aug '25: 2,265)

-12.7%
Aug '26 vs. Jul '26
(Jul '26: 2,242)



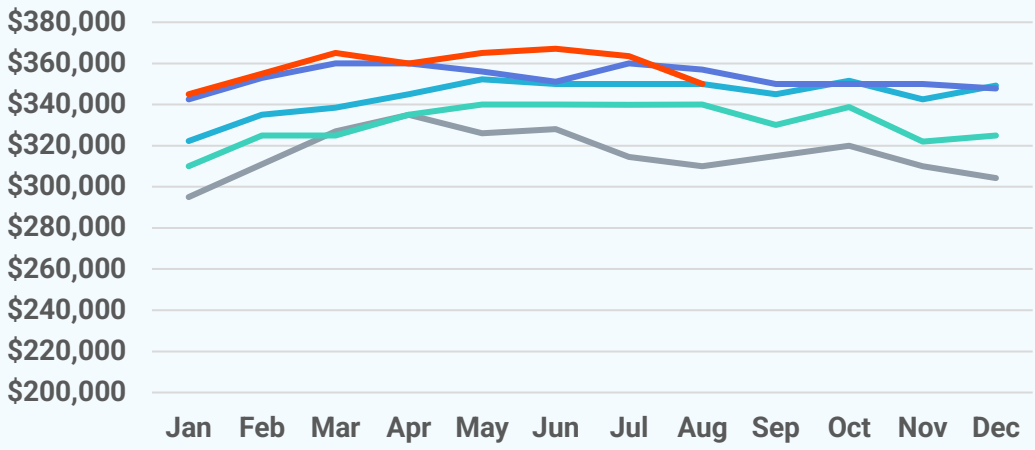
Median Sold Price

2026 2025 2024 2023 2022

$350,000
August 2026

-2.0%
Aug '26 vs. Aug '25
(Aug '25: $357,000)

-3.7%
Aug '26 vs. Jul '26
(Jul '26: $363,500)



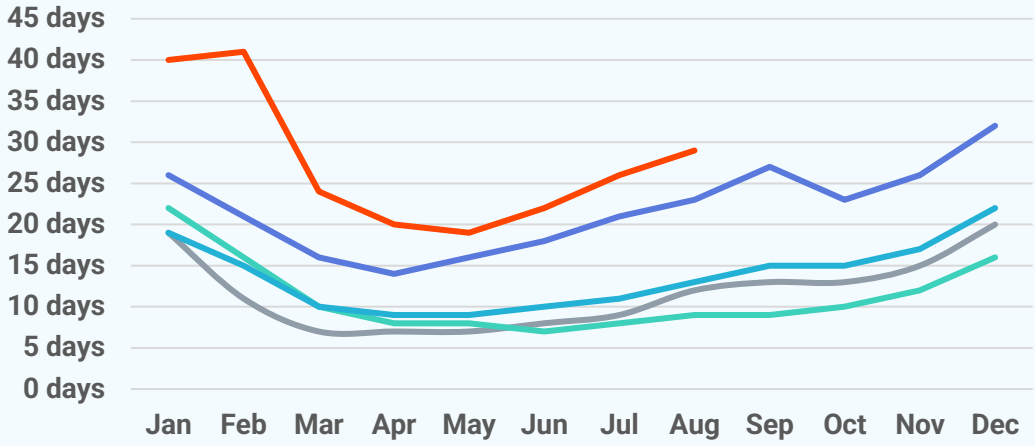
Median Days on Market

2026 2025 2024 2023 2022

29 days
August 2026

+6 days
Aug '26 vs. Aug '25
(Aug '25: 23 days)

+3 days
Aug '26 vs. Jul '26
(Jul '26: 26 days)



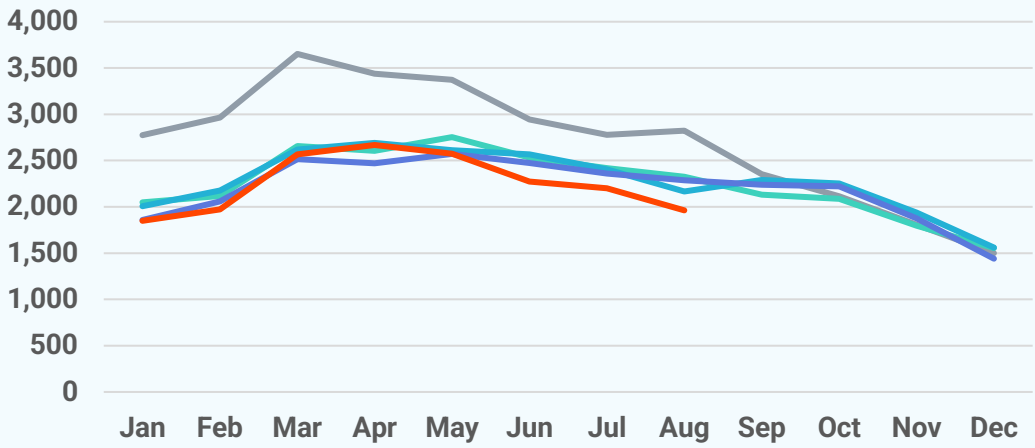
New Pending Sales

2026 2025 2024 2023 2022

1,961
August 2026

-14.3%
Aug '26 vs. Aug '25
(Aug '25: 2,288)

-10.9%
Aug '26 vs. Jul '26
(Jul '26: 2,200)



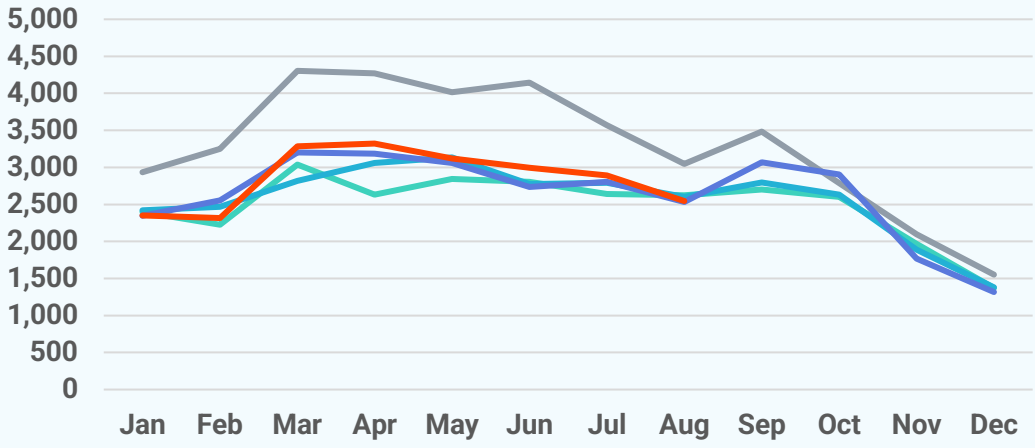
New Listings

2026 2025 2024 2023 2022

2,544
August 2026

+0.5%
Aug '26 vs. Aug '25
(Aug '25: 2,532)

-12.1%
Aug '26 vs. Jul '26
(Jul '26: 2,893)



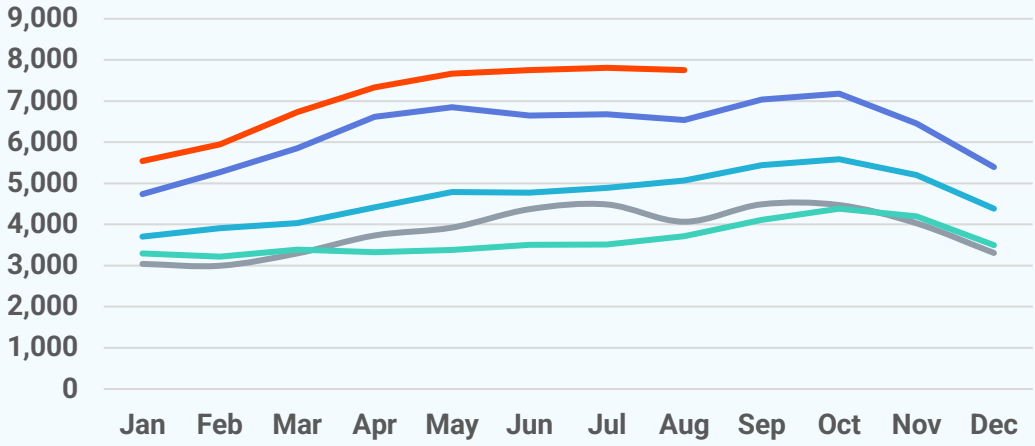
Active Listings

2026 2025 2024 2023 2022

7,750
August 2026

+18.6%
Aug '26 vs. Aug '25
(Aug '25: 6,536)

-0.7%
Aug '26 vs. Jul '26
(Jul '26: 7,807)



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**.

