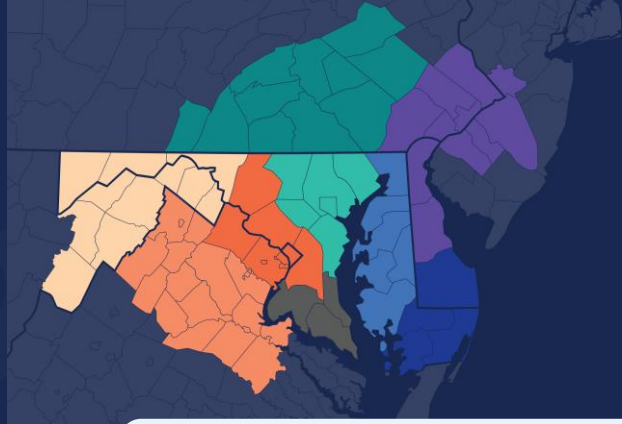
Mid-Atlantic Region

October 2026 Housing Market Report

Prepared by Bright Research



Data as of November 6, 2026

Key Market Statistics	Oct 2026	Oct 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	16,794	19,078	-12.0%	179,046	181,525	-1.4%
Median Sold Price	$425,000	$424,900	+0.0%	$435,000	$425,000	+2.4%
Median Days on Market	18 days	16 days	+2 days	14 days	13 days	+1 day
New Purchase Contracts	17,784	21,526	-17.4%	210,007	214,760	-2.2%
New Listings	25,092	25,596	-2.0%	264,505	258,509	+2.3%
Active Listings	58,931	48,258	+22.1%	58,931	48,258	+22.1%
Months of Supply	3.31	2.68	+0.63 mos.	3.31	2.68	+0.63 mos.
Showings	244,073	279,911	-12.8%	2,820,120	2,902,028	-2.8%

Housing Market Trends

Housing market momentum softens considerably to start the fourth quarter. Closed sales, purchase contracts and new listings are all lower in October, and homes are taking longer to sell. Higher mortgage rates and economic uncertainty have chilled the Mid-Atlantic housing market this fall.

There were 16,794 closed sales across the Bright MLS service area in October, a 12.0% decline from a year ago. Year-to-date sales are now tracking below last year's level.

Buyers are pulling back in substantial numbers. In October, new purchase contracts were down 17.4% year-over-year and showings declined by 12.8%.

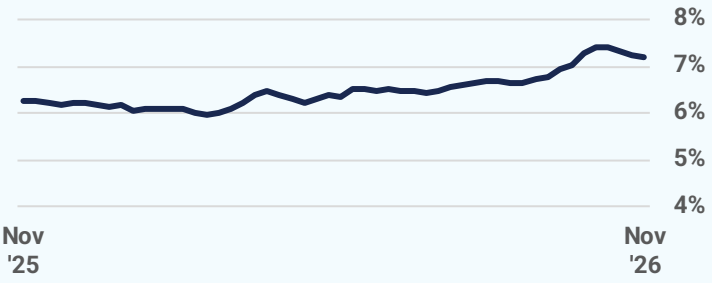
Listing activity is also subdued as sellers are facing much softer demand. New listings in October were 2.0% lower than a year ago.

Slower market activity has led to an increase in the median days on market and a much slower pace of home price growth.

Market Outlook

Housing market conditions in the Mid-Atlantic will continue to be sluggish through the end of the year. Inventory will increase though no significant price drops are expected in most markets across the Bright MLS area. Buyers will have more leverage and sellers will need to offer concessions as the market rebalances.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

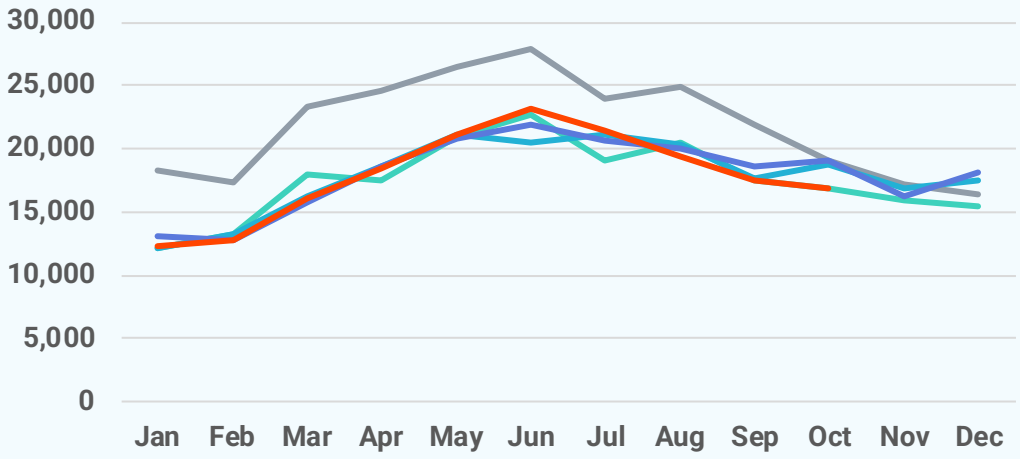
Closed Sales

2026 2025 2024 2023 2022

46,086
October 2026

-12.0%
Oct '26 vs. Oct '25
(Oct '25: 19,078)

-4.2%
Oct '26 vs. Sep '26
(Sep '26: 17,537)



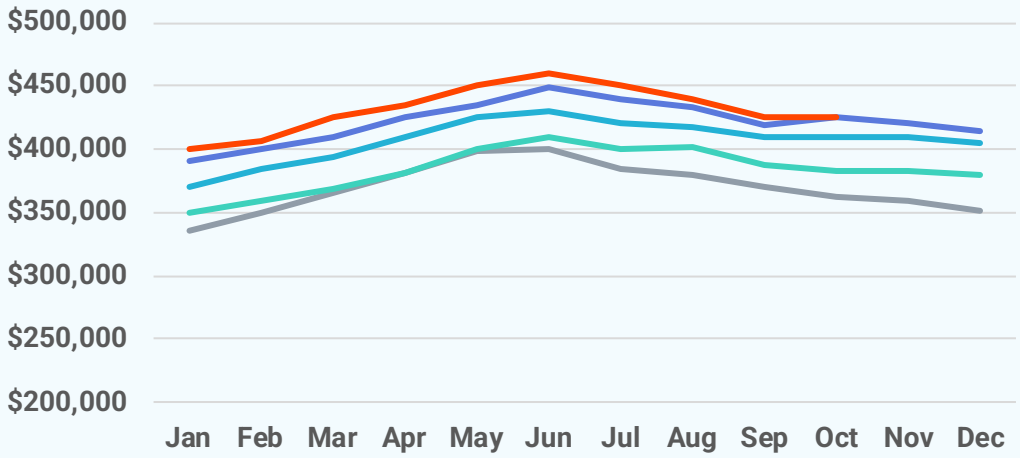
Median Sold Price

2026 2025 2024 2023 2022

$425,000
October 2026

+0.0%
Oct '26 vs. Oct '25
(Oct '25: $424,900)

+0.0%
Oct '26 vs. Sep '26
(Sep '26: $425,000)



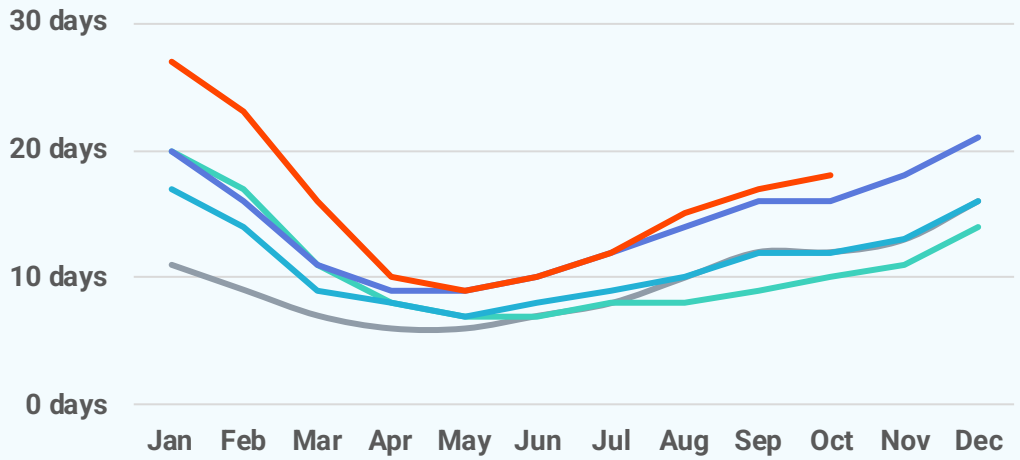
Median Days on Market

2026 2025 2024 2023 2022

18 days
October 2026

+2 days
Oct '26 vs. Oct '25
(Oct '25: 16 days)

+1 day
Oct '26 vs. Sep '26
(Sep '26: 17 days)



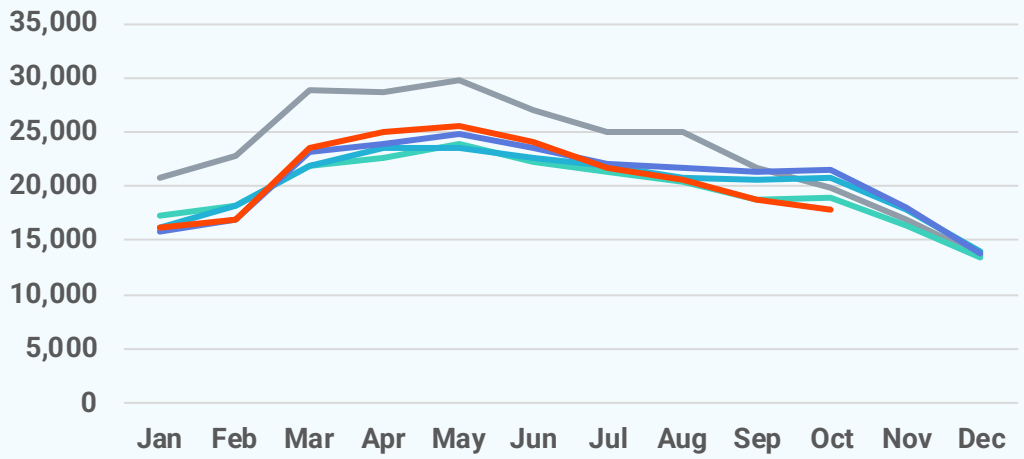
New Purchase Contracts

2026 2025 2024 2023 2022

17,784
October 2026

-17.4%
Oct '26 vs. Oct '25
(Oct '25: 21,526)

-4.9%
Oct '26 vs. Sep '26
(Sep '26: 18,693)



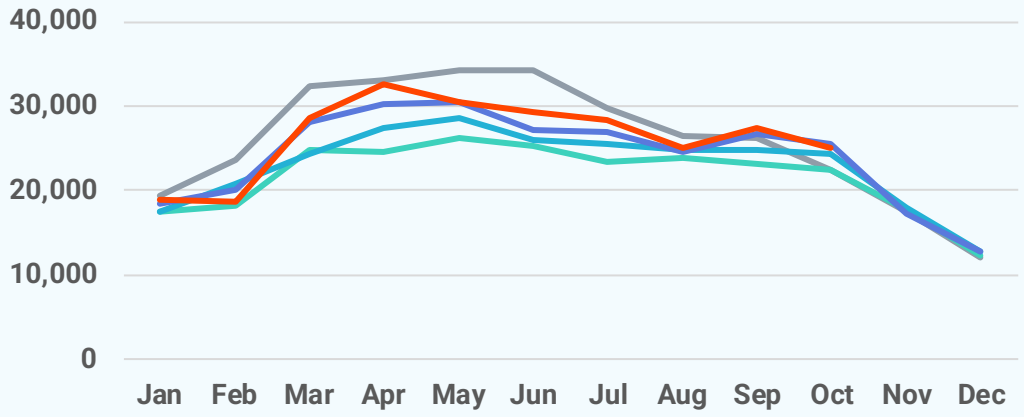
New Listings

2026 2025 2024 2023 2022

25,092
October 2026

-2.0%
Oct '26 vs. Oct '25
(Oct '25: 25,596)

-8.1%
Oct '26 vs. Sep '26
(Sep '26: 27,309)



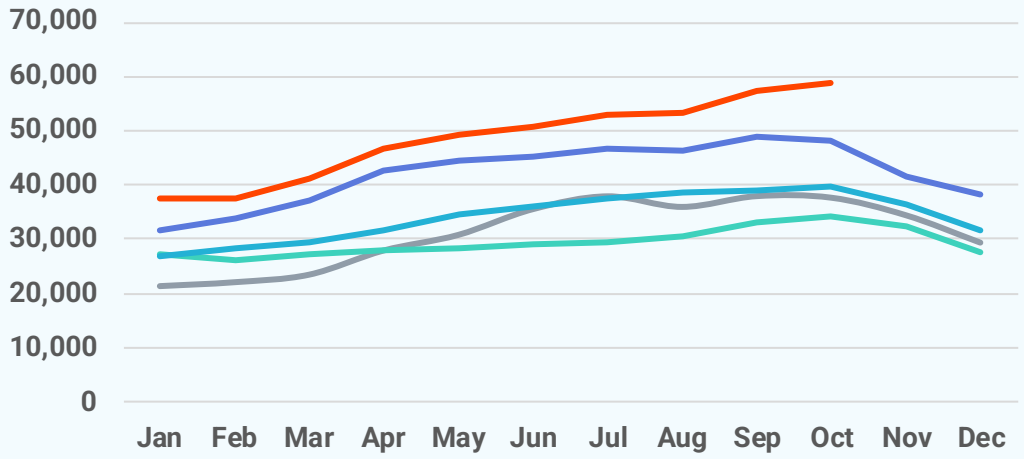
Active Listings

2026 2025 2024 2023 2022

58,931
October 2026

+22.1%
Oct '26 vs. Oct '25
(Oct '25: 48,258)

+2.8%
Oct '26 vs. Sep '26
(Sep '26: 57,304)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Mid-Atlantic	16,794	-12.0%	$425,000	+0.0%	18 days	+2 days
Philadelphia Metro	5,126	-6.3%	$400,000	+2.8%	17 days	+2 days
Baltimore Metro	2,203	-15.7%	$405,000	+0.0%	19 days	+4 days
Washington, D.C. Metro	3,411	-19.2%	$625,000	-0.8%	16 days	+1 day
Central Pennsylvania	2,355	-7.0%	$310,000	+3.3%	12 days	+3 days
MD/WV Panhandle	551	-23.4%	$320,000	-3.3%	21 days	-1 day
MD Eastern Shore	293	-7.0%	$407,500	-0.2%	27 days	+8 days
Del/Mar Coastal	768	-5.1%	$436,250	+4.2%	35 days	-3 days
Southern Maryland	347	-18.9%	$449,900	-0.0%	27 days	+4 days
North Central Virginia	1,167	-14.2%	$500,000	+3.1%	23 days	+5 days

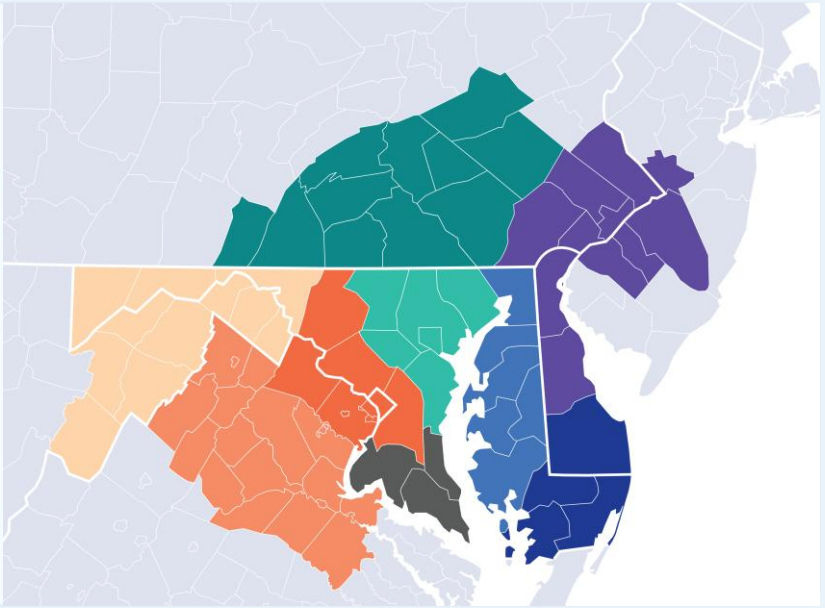
Local Markets	New Purchase Contracts		New Listings		Showings	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Mid-Atlantic	17,784	-17.4%	25,092	-2.0%	244,073	-12.8%
Philadelphia Metro	5,376	-15.3%	7,392	-2.3%	80,556	-9.2%
Baltimore Metro	2,517	-17.4%	3,533	-4.0%	35,097	-15.5%
Washington, D.C. Metro	3,691	-20.4%	5,545	-6.1%	61,791	-15.2%
Central Pennsylvania	2,377	-13.9%	3,073	+5.2%	23,678	-11.7%
MD/WV Panhandle	665	-15.6%	923	+3.5%	6,751	-6.6%
MD Eastern Shore	285	-25.6%	413	+0.0%	2,864	-11.1%
Del/Mar Coastal	714	-19.8%	1,051	+1.4%	8,332	-17.3%
Southern Maryland	376	-13.8%	544	-3.4%	4,773	-5.4%
North Central Virginia	1,226	-21.2%	1,815	-1.9%	15,247	-19.4%

Local Markets

	Active Listings		Months of Supply	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Mid-Atlantic	58,931	+22.1%	3.31	+0.63 months
Philadelphia Metro	16,215	+23.9%	3.13	+0.64 months
Baltimore Metro	8,181	+22.1%	3.29	+0.68 months
Washington, D.C. Metro	13,260	+22.1%	3.38	+0.68 months
Central Pennsylvania	5,728	+23.3%	2.54	+0.44 months
MD/WV Panhandle	2,279	+10.9%	3.66	+0.34 months
MD Eastern Shore	1,427	+23.7%	4.82	+0.94 months
Del/Mar Coastal	3,929	+12.5%	5.44	+0.7 months
Southern Maryland	1,385	+27.1%	3.49	+0.69 months
North Central Virginia	4,542	+30.1%	3.36	+0.74 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

October 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of November 6, 2026

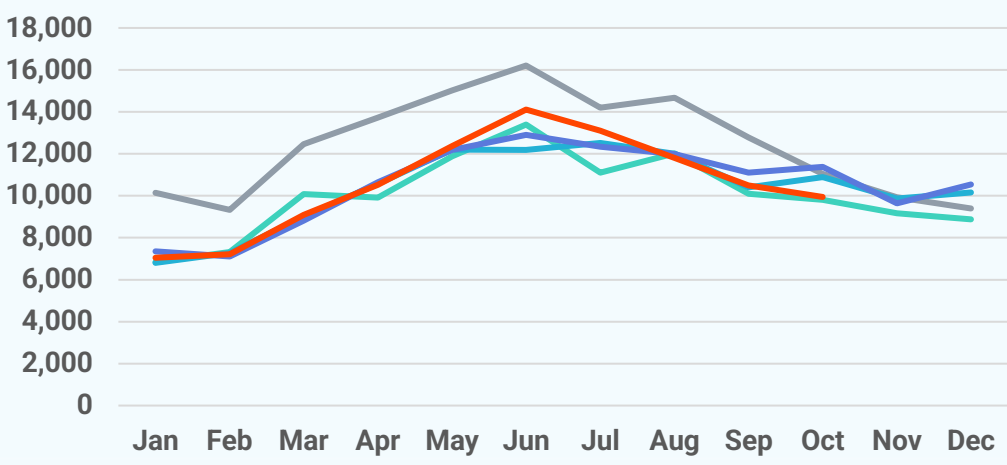
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	9,941	11,375	-12.6%
Median Sold Price	$485,000	$479,900	+1.1%
Median Days on Market	16 days	15 days	+1 day
New Purchase Contracts	10,619	12,705	-16.4%
New Listings	13,955	14,074	-0.8%
Active Listings	31,143	26,075	+19.4%
Months of Supply	2.97	2.49	+0.48 mos.

Closed Sales

9,941
October 2026

-12.6%
Oct '26 vs. Oct '25
(Oct '25: 11,375)

-5.2%
Oct '26 vs. Sep '26
(Sep '26: 10,486)



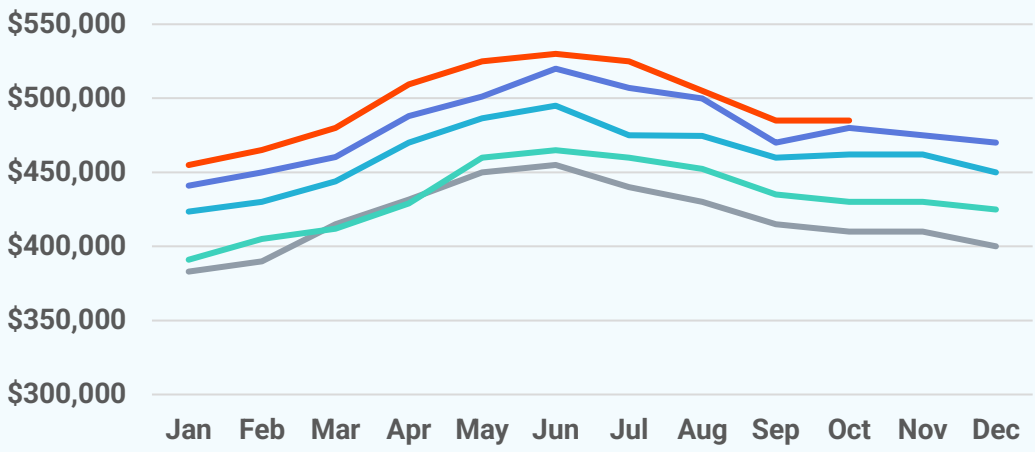
Median Sold Price

2026 2025 2024 2023 2022

$485,000
October 2026

+1.1%
Oct '26 vs. Oct '25
(Oct '25: $479,900)

+0.0%
Oct '26 vs. Sep '26
(Sep '26: $485,000)



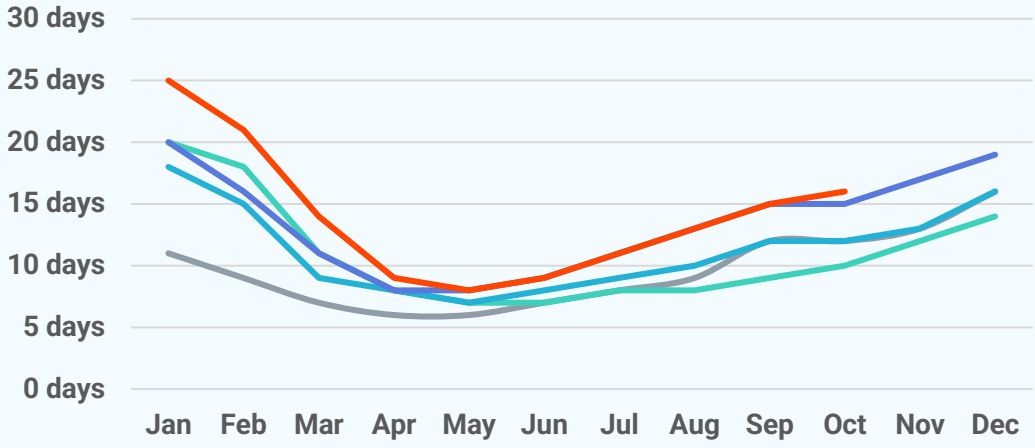
Median Days on Market

2026 2025 2024 2023 2022

16 days
October 2026

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

+1 day
Oct '26 vs. Sep '26
(Sep '26: 15 days)



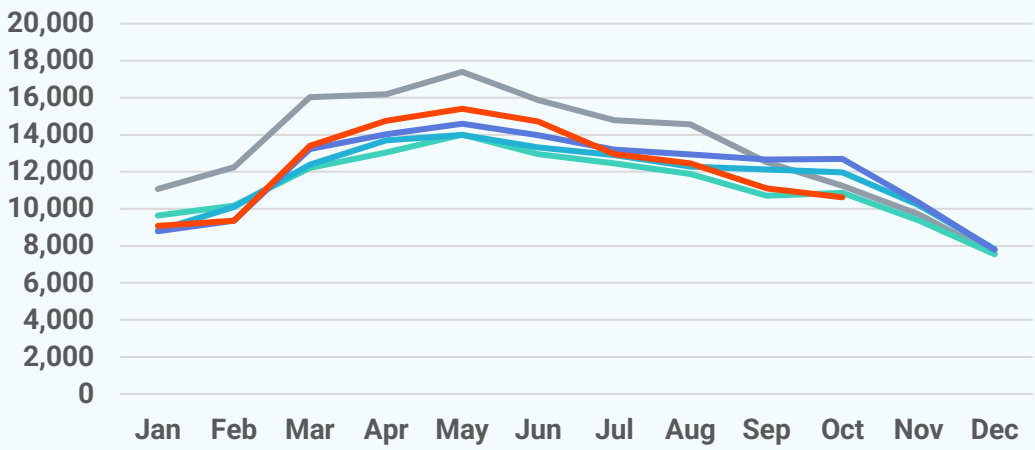
New Purchase Contracts

2026 2025 2024 2023 2022

10,619
October 2026

-16.4%
Oct '26 vs. Oct '25
(Oct '25: 12,705)

-4.4%
Oct '26 vs. Sep '26
(Sep '26: 11,113)



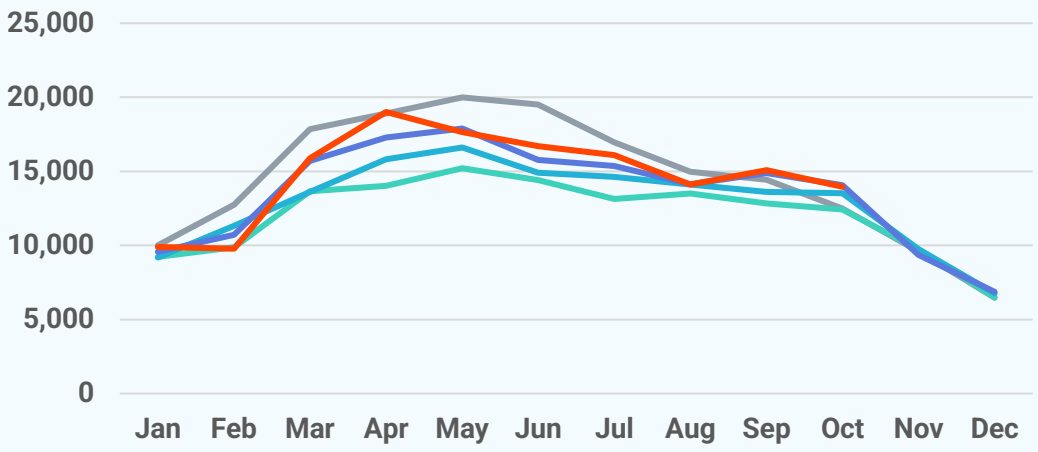
New Listings

2026 2025 2024 2023 2022

13,955
October 2026

-0.8%
Oct '26 vs. Oct '25
(Oct '25: 14,074)

-7.5%
Oct '26 vs. Sep '26
(Sep '26: 15,082)



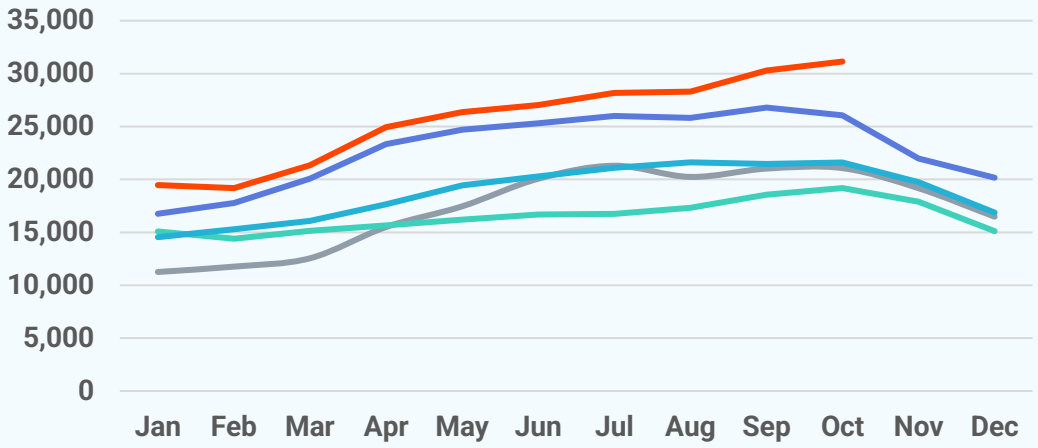
Active Listings

2026 2025 2024 2023 2022

31,143
October 2026

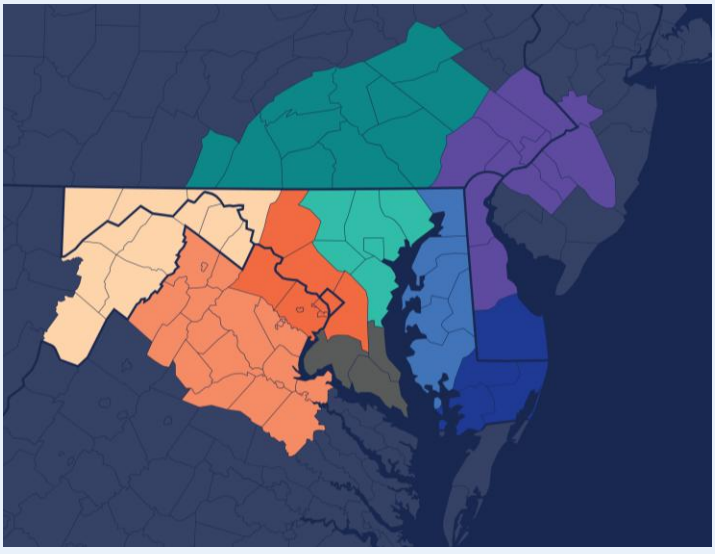
+19.4%
Oct '26 vs. Oct '25
(Oct '25: 26,075)

+2.8%
Oct '26 vs. Sep '26
(Sep '26: 30,287)



About Bright MLS

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Mid-Atlantic Region

October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

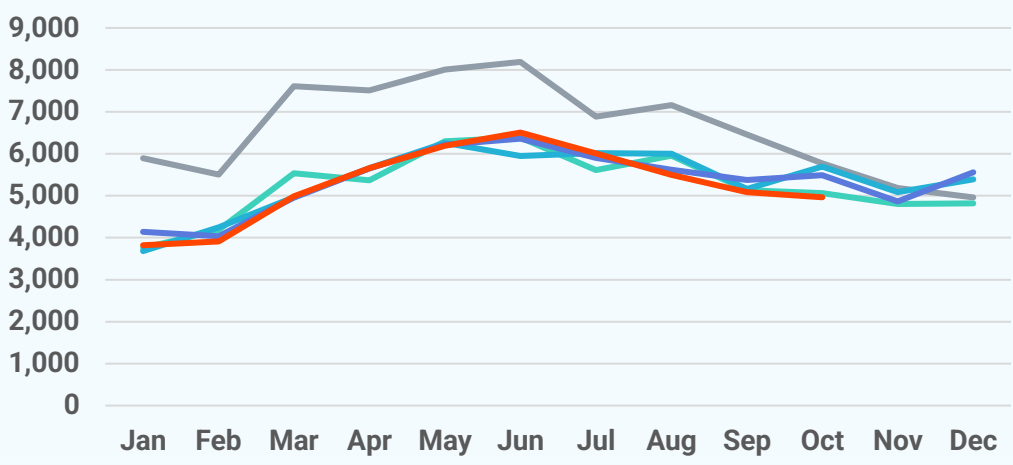
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	4,965	5,489	-9.5%
Median Sold Price	$348,000	$350,000	-0.6%
Median Days on Market	19 days	15 days	+4 days
New Purchase Contracts	5,253	6,367	-17.5%
New Listings	7,951	8,019	-0.8%
Active Listings	18,425	14,502	+27.1%
Months of Supply	3.51	2.71	+0.80 mos.

Closed Sales

4,965
October 2026

-9.5%
Oct '26 vs. Oct '25
(Oct '25: 5,489)

-2.4%
Oct '26 vs. Sep '26
(Sep '26: 5,086)



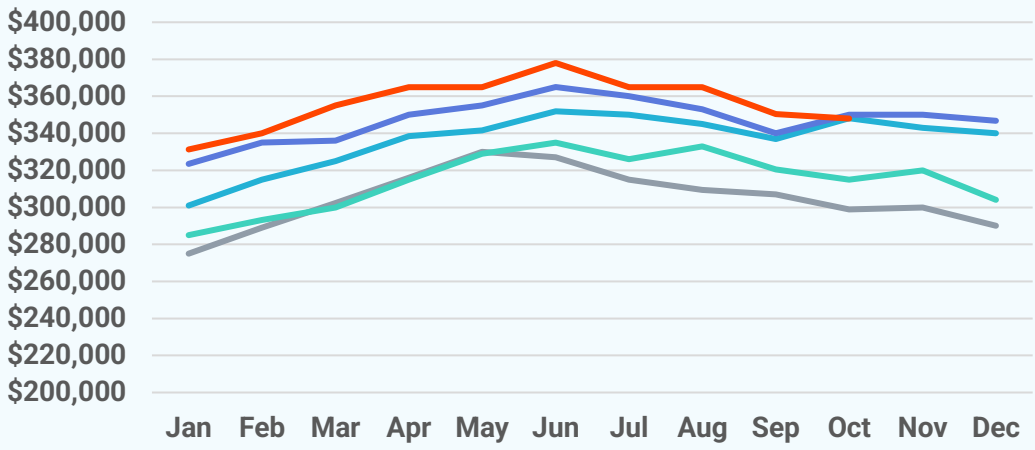
Median Sold Price

2026 2025 2024 2023 2022

$348,000
October 2026

-0.6%
Oct '26 vs. Oct '25
(Oct '25: $350,000)

-0.7%
Oct '26 vs. Sep '26
(Sep '26: $350,470)



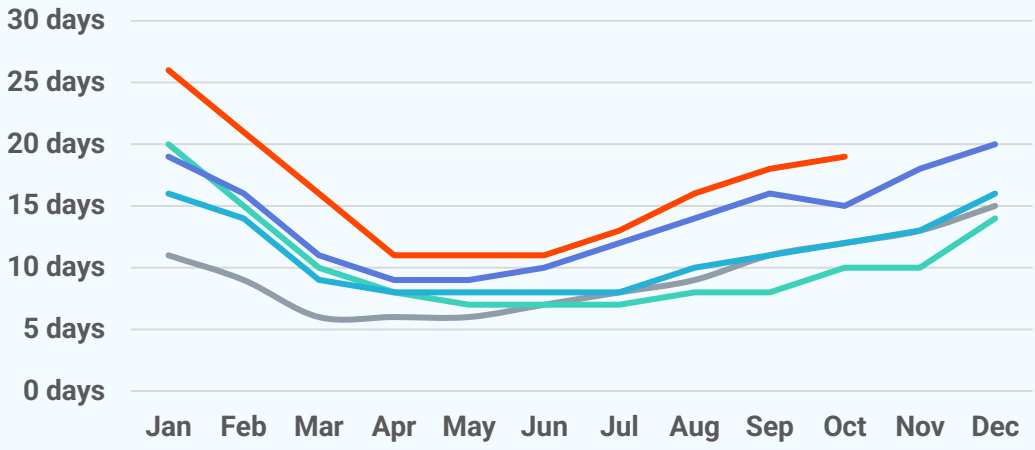
Median Days on Market

2026 2025 2024 2023 2022

19 days
October 2026

+4 days
Oct '26 vs. Oct '25
(Oct '25: 15 days)

+1 day
Oct '26 vs. Sep '26
(Sep '26: 18 days)



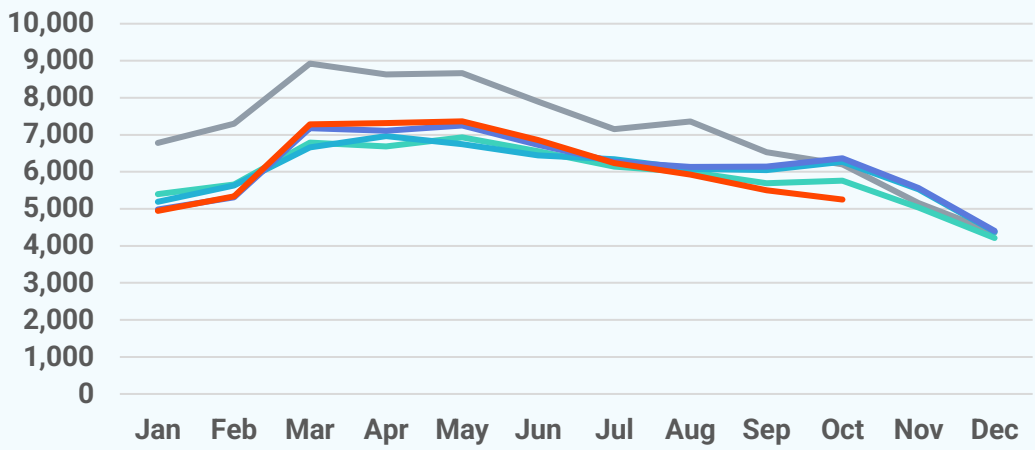
New Purchase Contracts

2026 2025 2024 2023 2022

5,253
October 2026

-17.5%
Oct '26 vs. Oct '25
(Oct '25: 6,367)

-4.5%
Oct '26 vs. Sep '26
(Sep '26: 5,500)



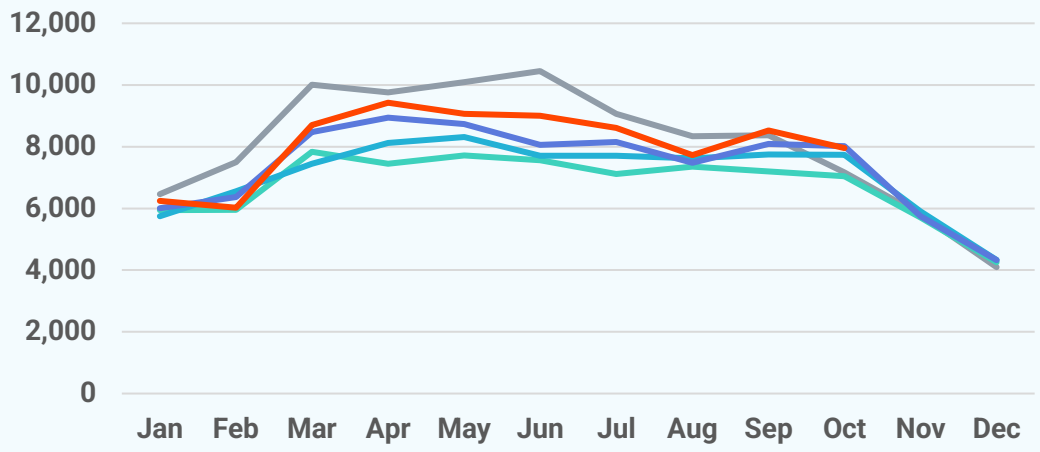
New Listings

2026 2025 2024 2023 2022

7,951
October 2026

-0.8%
Oct '26 vs. Oct '25
(Oct '25: 8,019)

-6.8%
Oct '26 vs. Sep '26
(Sep '26: 8,530)



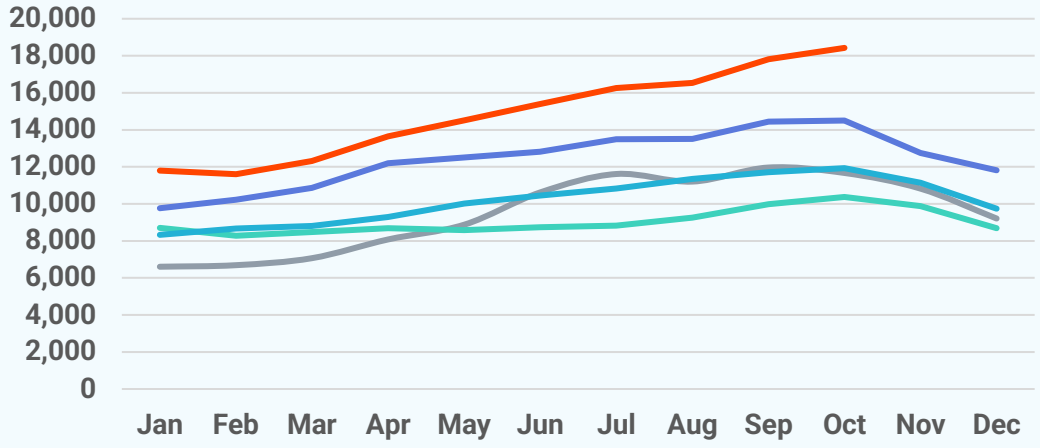
Active Listings

2026 2025 2024 2023 2022

18,425
October 2026

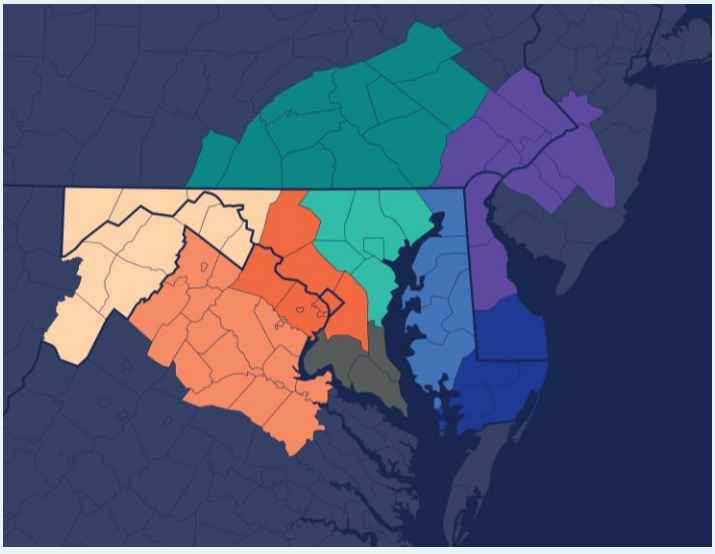
+27.1%
Oct '26 vs. Oct '25
(Oct '25: 14,502)

+3.4%
Oct '26 vs. Sep '26
(Sep '26: 17,816)



About Bright MLS

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Mid-Atlantic Region

October 2026 Condos Report

Prepared by Bright Research

Data as of November 6, 2026

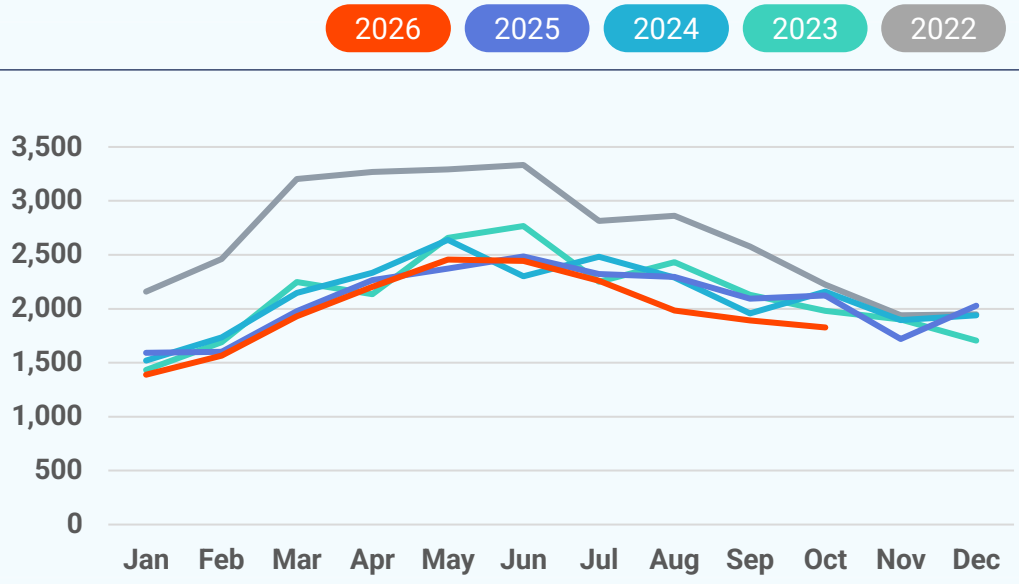
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	1,826	2,124	-14.0%
Median Sold Price	$349,450	$350,000	-0.2%
Median Days on Market	29 days	21 days	+8 days
New Purchase Contracts	1,835	2,365	-22.4%
New Listings	3,026	3,350	-9.7%
Active Listings	8,876	7,305	+21.5%
Months of Supply	4.49	3.51	+0.98 mos.

Closed Sales

1,826
October 2026

-14.0%
Oct '26 vs. Oct '25
(Oct '25: 2,124)

-3.5%
Oct '26 vs. Sep '26
(Sep '26: 1,892)



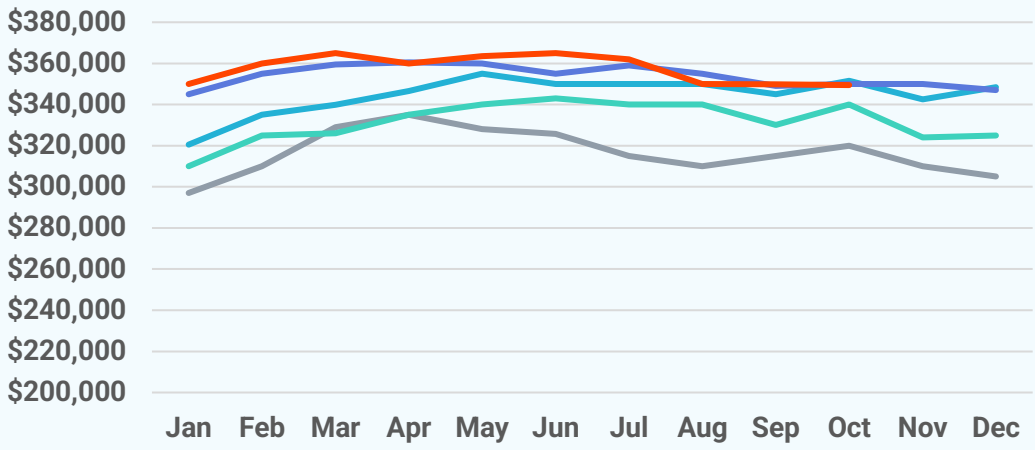
Median Sold Price

2026 2025 2024 2023 2022

$349,450
October 2026

-0.2%
Oct '26 vs. Oct '25
(Oct '25: $350,000)

-0.1%
Oct '26 vs. Sep '26
(Sep '26: $349,888)



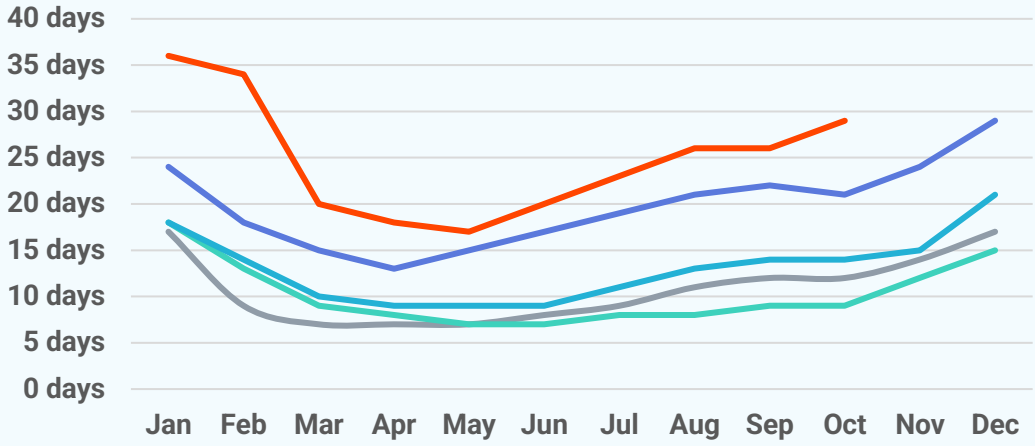
Median Days on Market

2026 2025 2024 2023 2022

29 days
October 2026

+8 days
Oct '26 vs. Oct '25
(Oct '25: 21 days)

+3 days
Oct '26 vs. Sep '26
(Sep '26: 26 days)



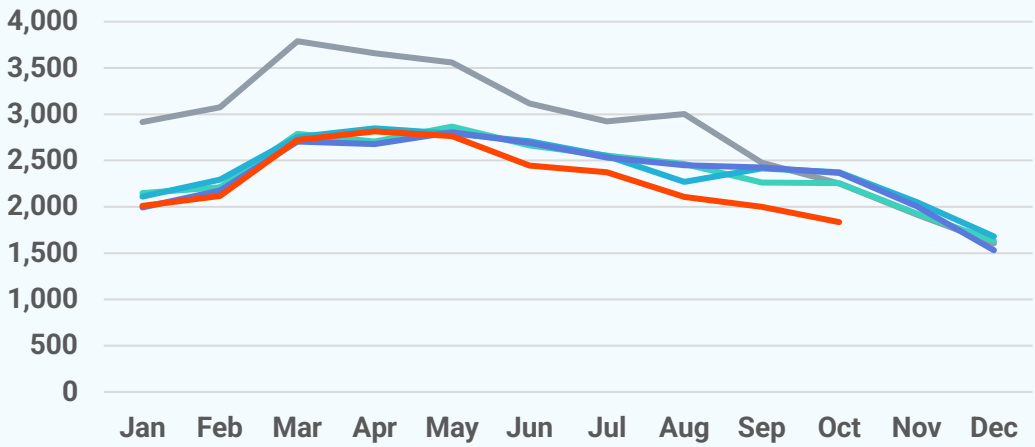
New Purchase Contracts

2026 2025 2024 2023 2022

1,835
October 2026

-22.4%
Oct '26 vs. Oct '25
(Oct '25: 2,365)

-8.3%
Oct '26 vs. Sep '26
(Sep '26: 2,000)



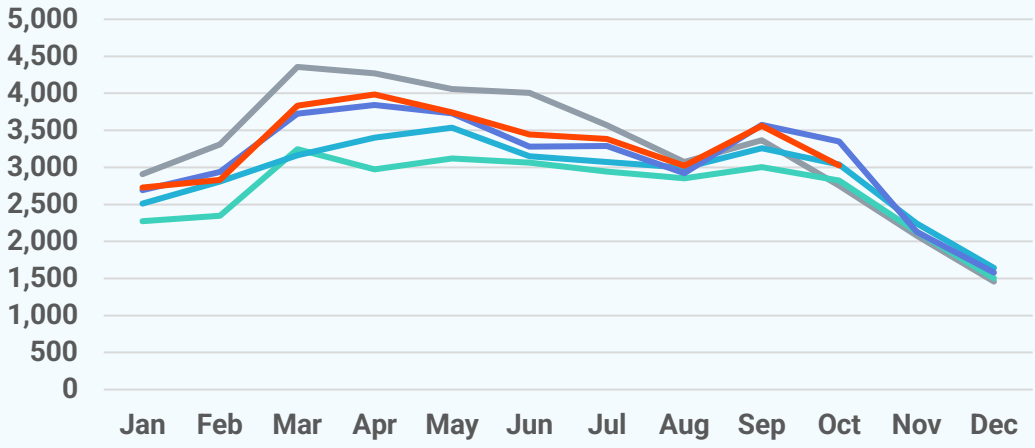
New Listings

2026 2025 2024 2023 2022

3,026
October 2026

-9.7%
Oct '26 vs. Oct '25
(Oct '25: 3,350)

-15.0%
Oct '26 vs. Sep '26
(Sep '26: 3,561)



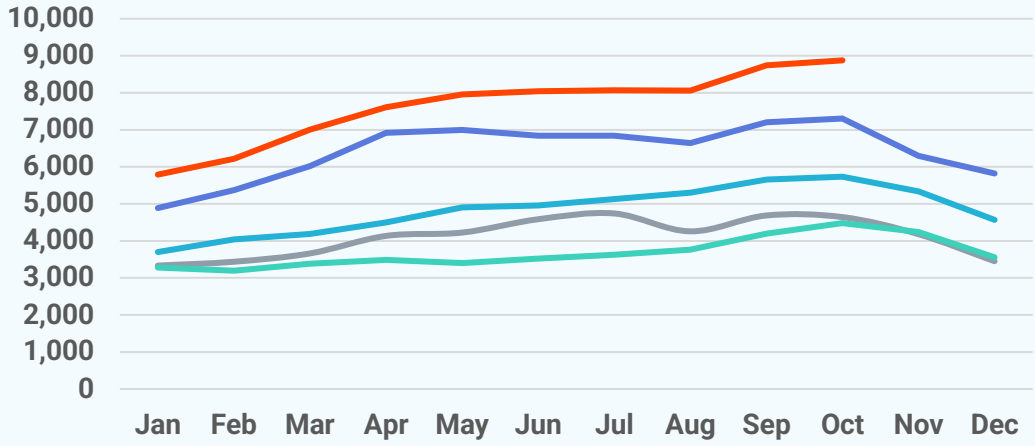
Active Listings

2026 2025 2024 2023 2022

8,876
October 2026

+21.5%
Oct '26 vs. Oct '25
(Oct '25: 7,305)

+1.5%
Oct '26 vs. Sep '26
(Sep '26: 8,742)



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**.

