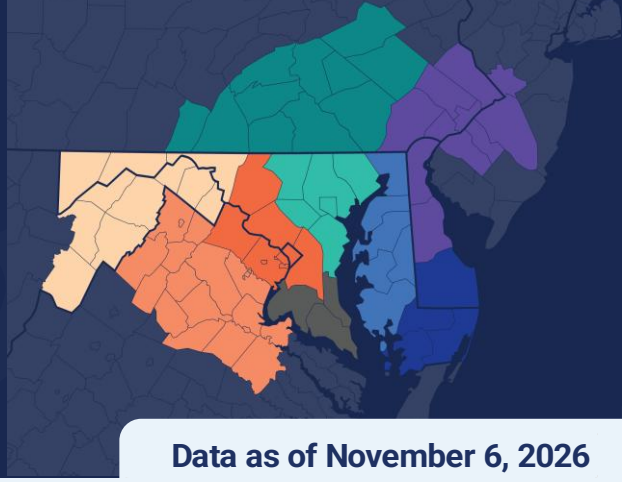
Mid-Atlantic Region

# 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 19,078 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%.

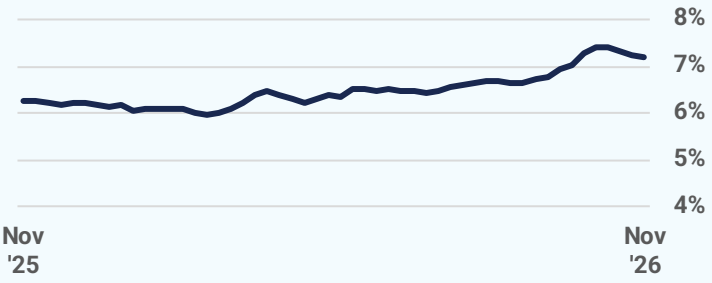
Listing activity is also subdued as sellers are facing much softer demand. New listings in October were 2.0% lower than a year ago.

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

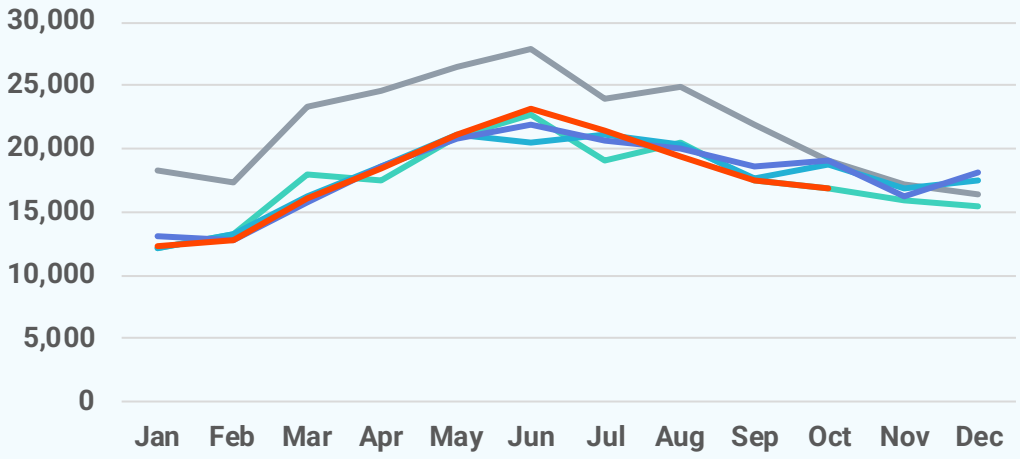
## Closed Sales

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)**



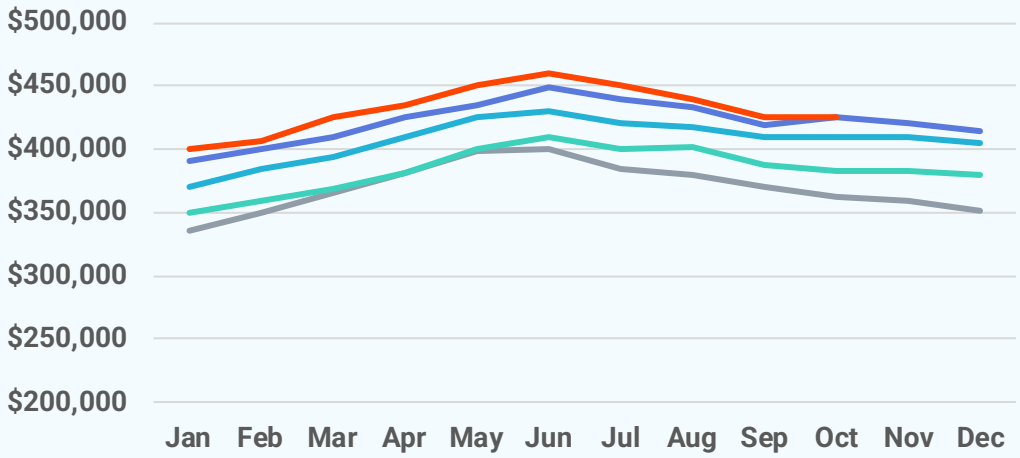

## Median Sold Price

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)**



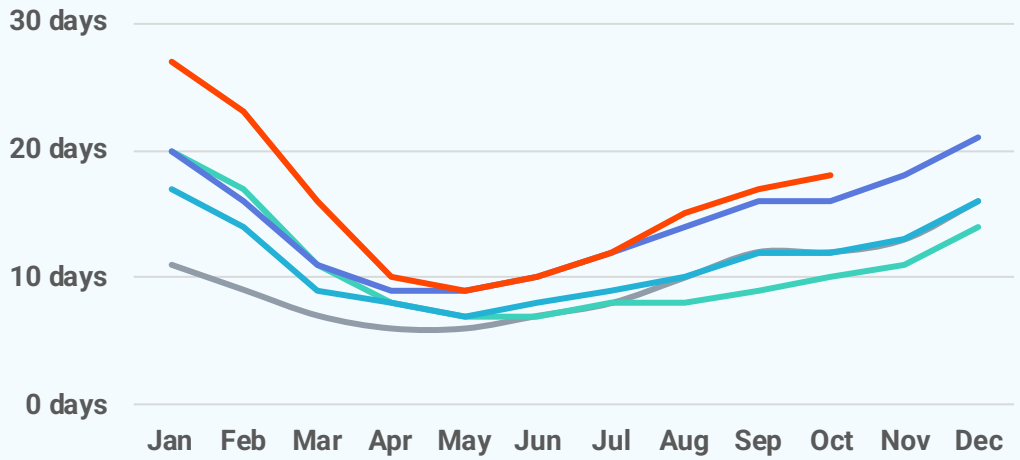

## Median Days on Market

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)**



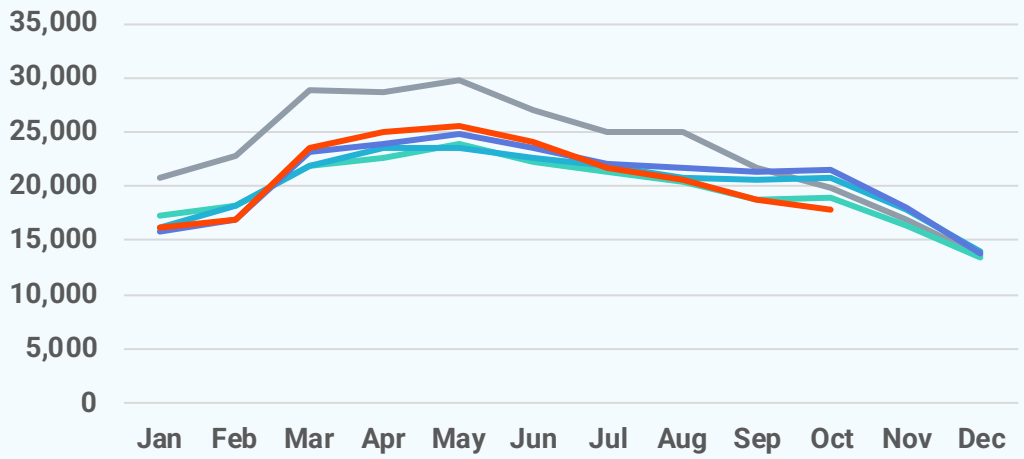
## New Purchase Contracts

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)**



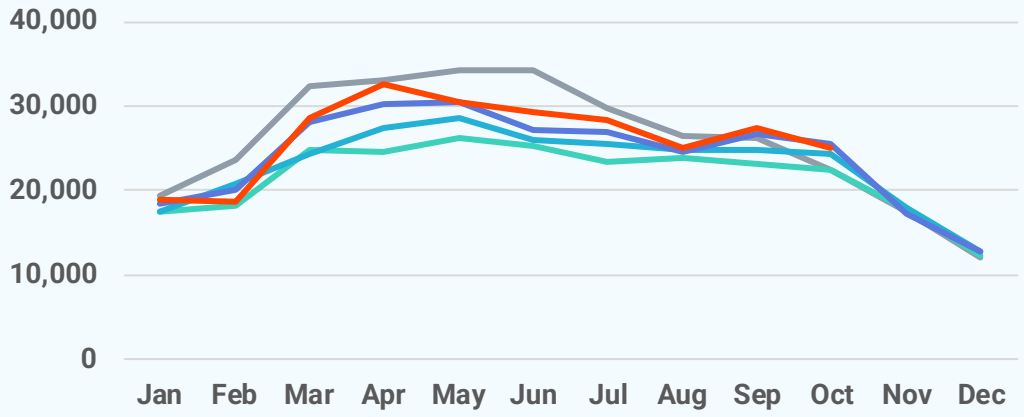

## New Listings

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)**



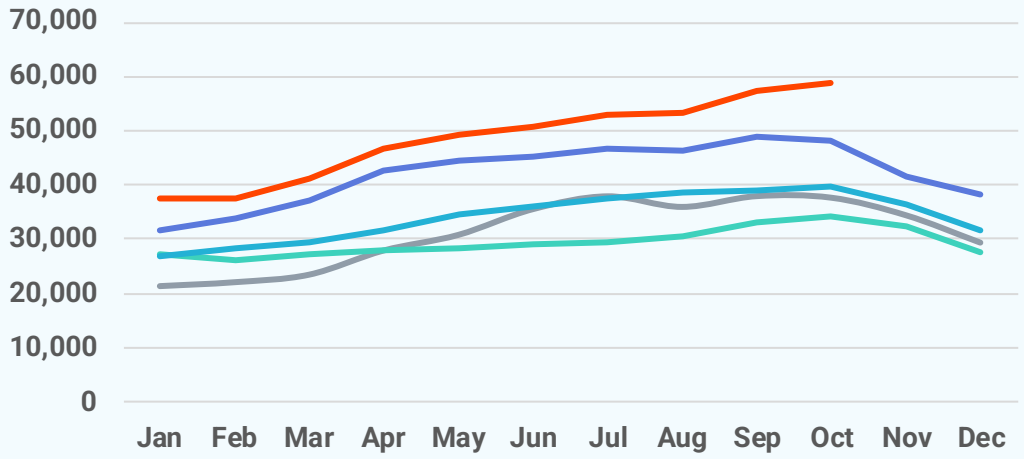

## Active Listings

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 |

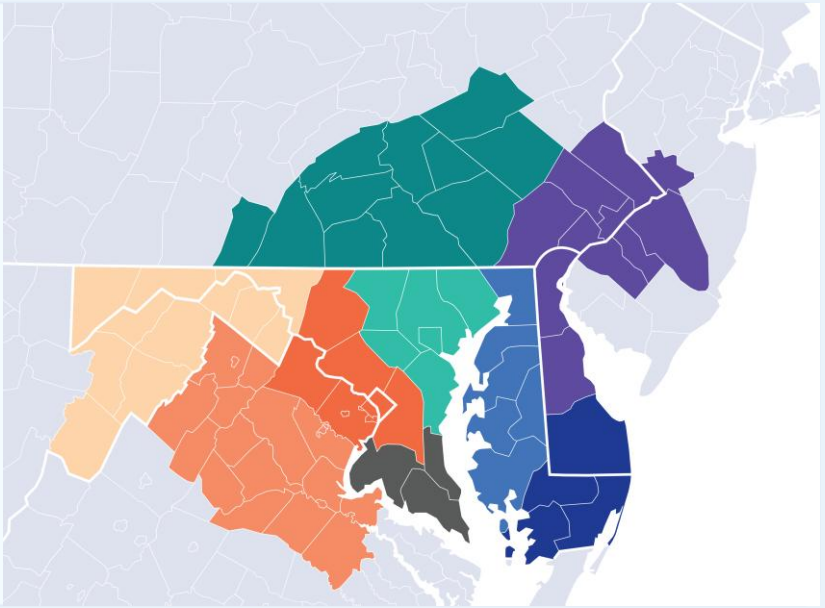
| Local Markets | New Purchase Contracts | | New Listings | | Showings | |
|---|---|---|---|---|---|---|
| | Oct '26 | vs. Oct '25 | Oct '26 | vs. Oct '25 | Oct '26 | vs. Oct '25 |
| Mid-Atlantic | 17,784 | -17.4% | 25,092 | -2.0% | 244,073 | -12.8% |
| Philadelphia Metro | 5,376 | -15.3% | 7,392 | -2.3% | 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**

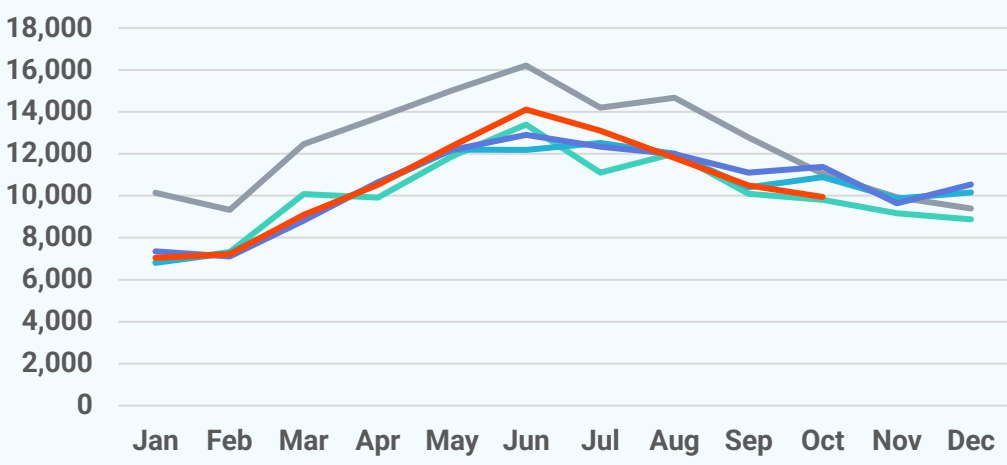
| Key Market Statistics | Oct 2026 | Oct 2025 | Change |
|---|---|---|---|
| **Closed Sales** | 9,941 | 11,375 | -12.6% |
| **Median Sold Price** | $485,000 | $479,900 | +1.1% |
| **Median Days on Market** | 16 days | 15 days | +1 day |
| **New Purchase Contracts** | 10,619 | 12,705 | -16.4% |
| **New 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)**



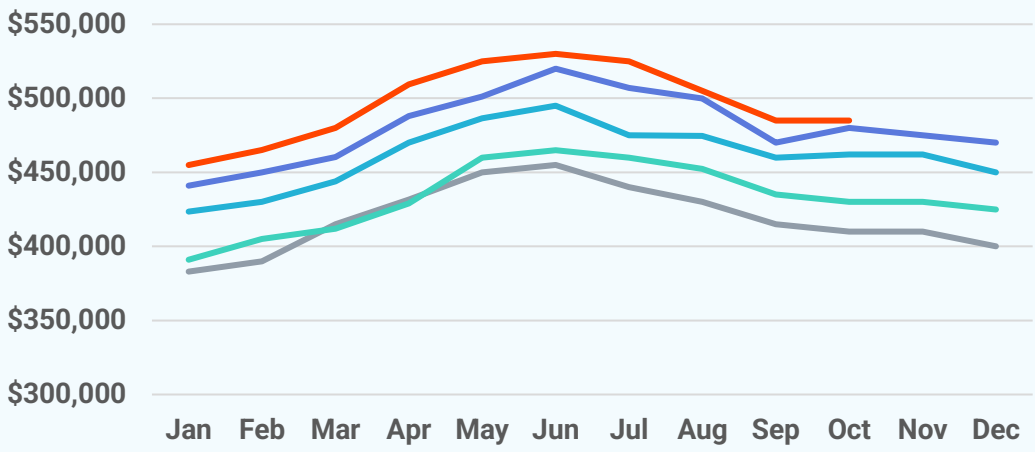
## Median Sold Price

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)**



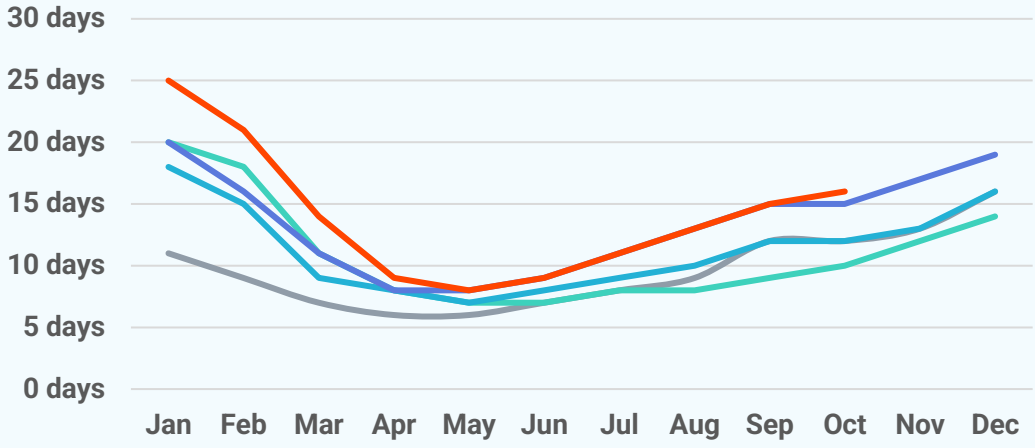

## Median Days on Market

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)**



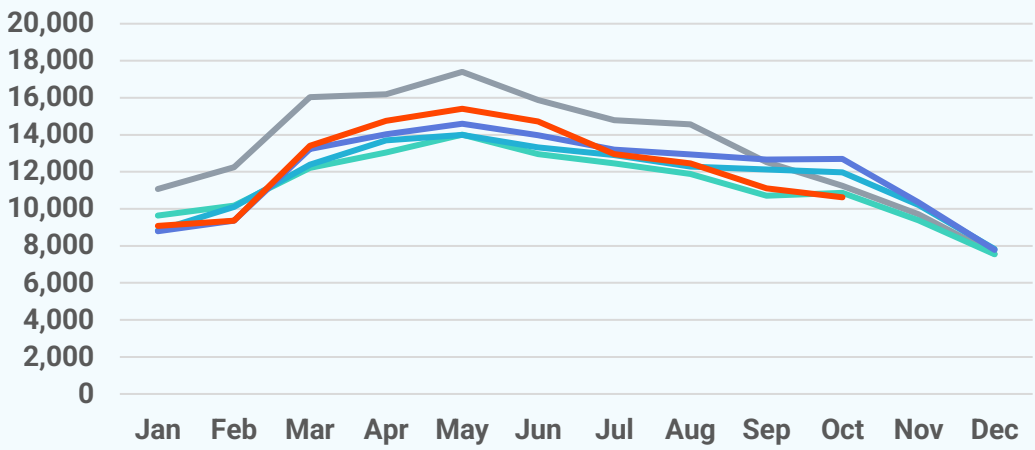

## New Purchase Contracts

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)**



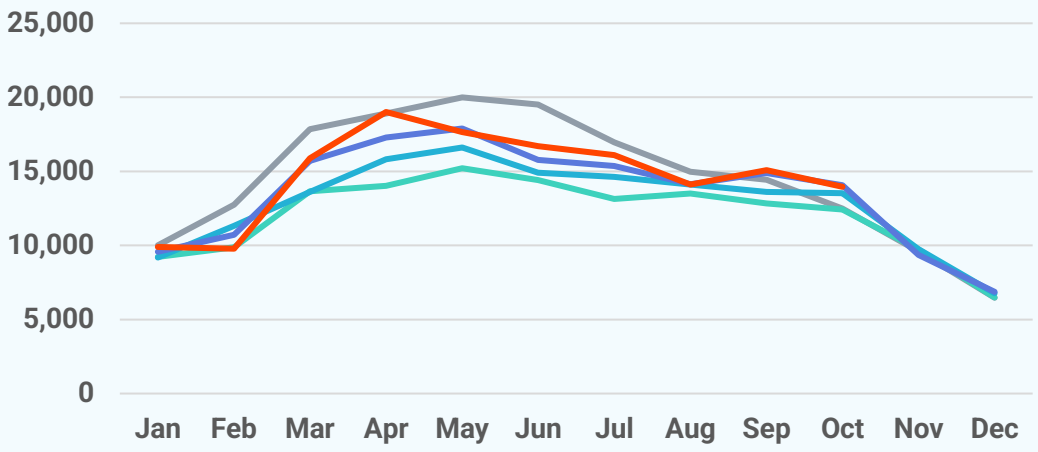
## New Listings

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)**



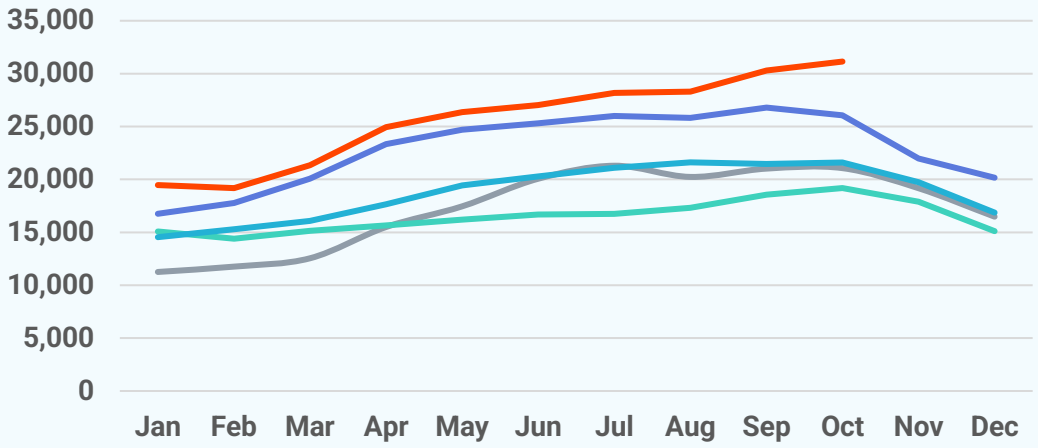

## Active Listings

2026 2025 2024 2023 2022

**31,143**
October 2026

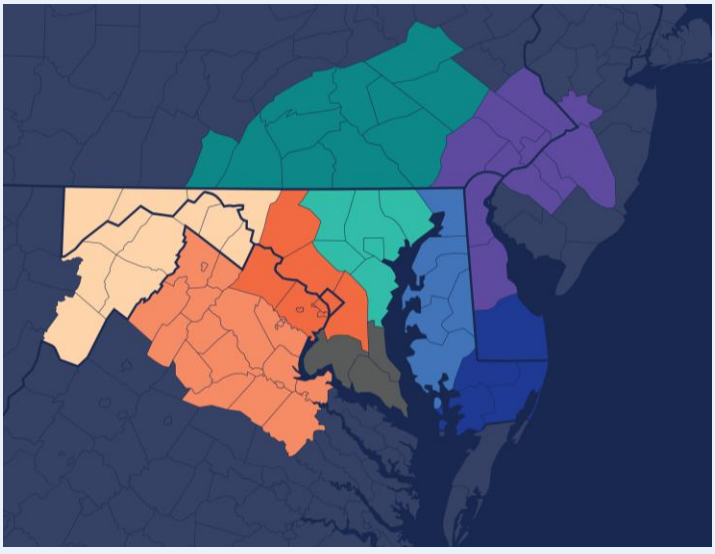
**+19.4%**
Oct '26 vs. Oct '25
**(Oct '25: 26,075)**

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




## About Bright MLS

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

# October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

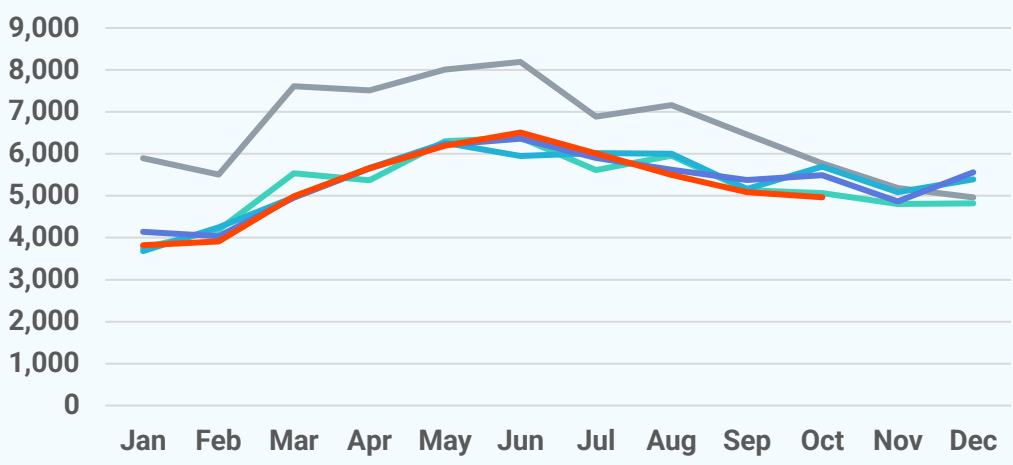
| Key Market Statistics | Oct 2026 | Oct 2025 | Change |
|---|---|---|---|
| Closed Sales | 4,965 | 5,489 | -9.5% |
| Median Sold Price | $348,000 | $350,000 | -0.6% |
| Median Days on Market | 19 days | 15 days | +4 days |
| New Purchase Contracts | 5,253 | 6,367 | -17.5% |
| New Listings | 7,951 | 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)**



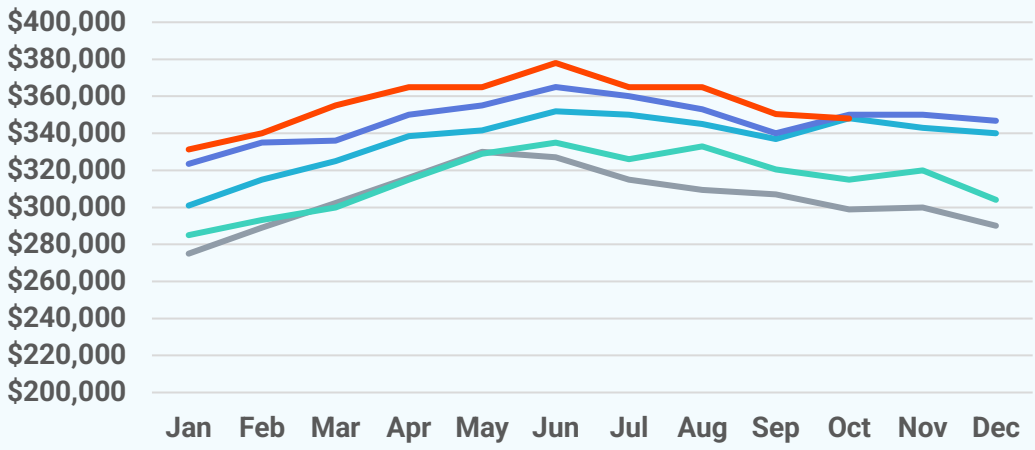
## Median Sold Price

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)**



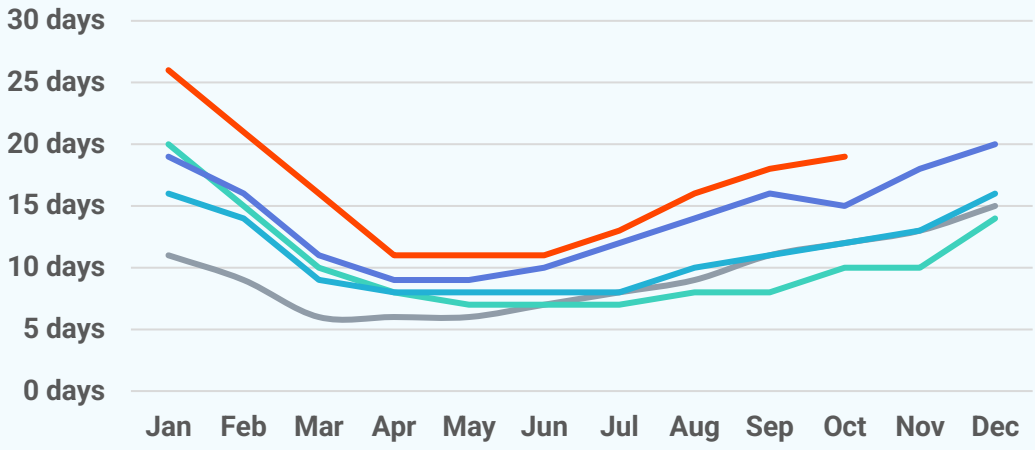

## Median Days on Market

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)**



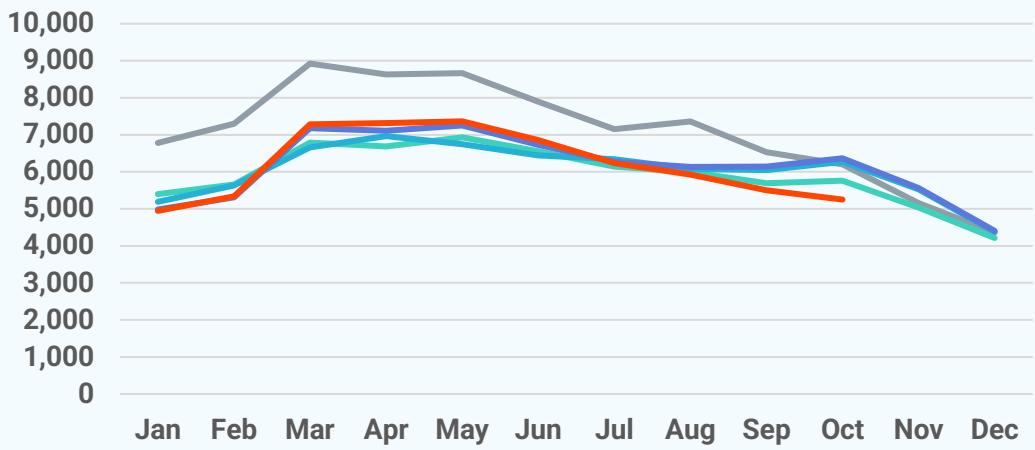

## New Purchase Contracts

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)**



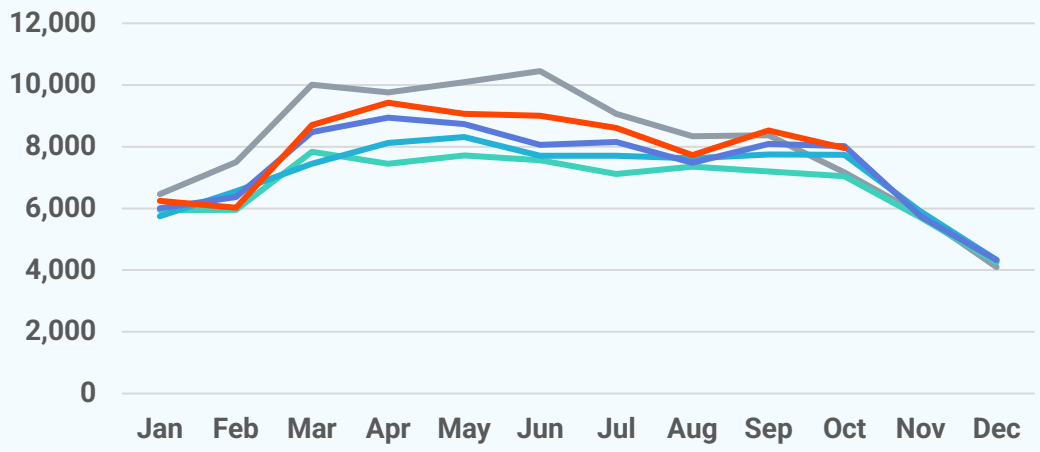
## New Listings

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)**



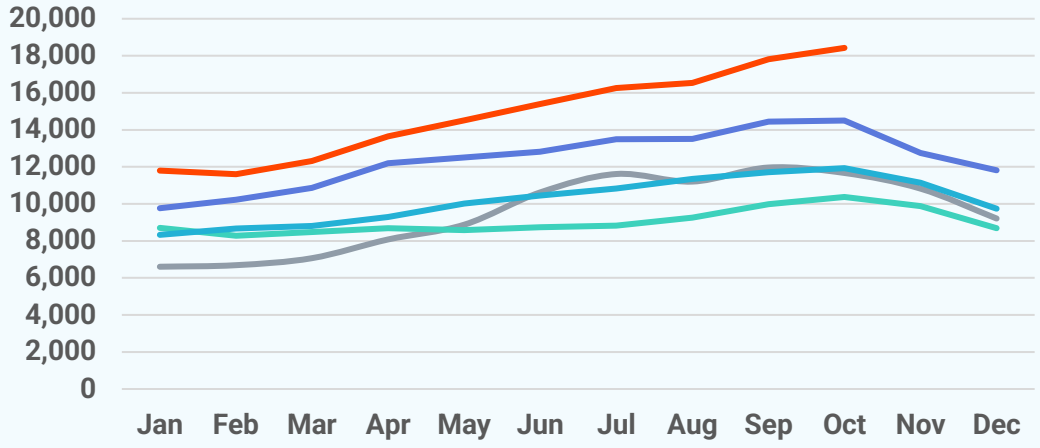

## Active Listings

2026 2025 2024 2023 2022

**18,425**
October 2026

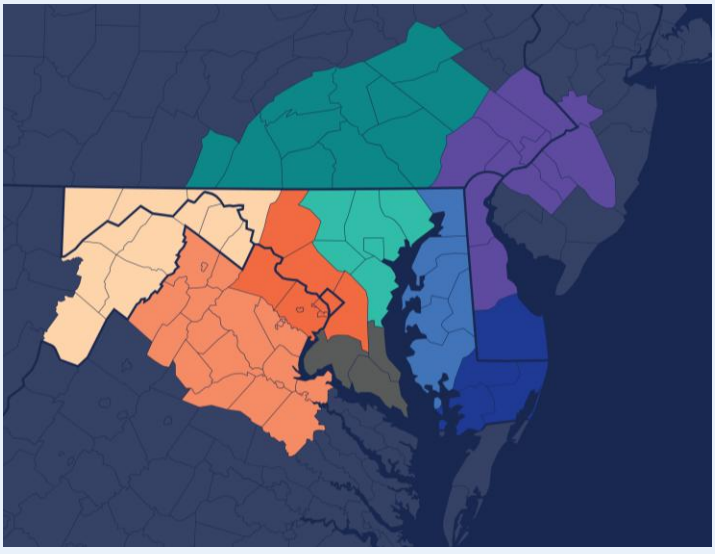
**+27.1%**
Oct '26 vs. Oct '25
**(Oct '25: 14,502)**

**+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

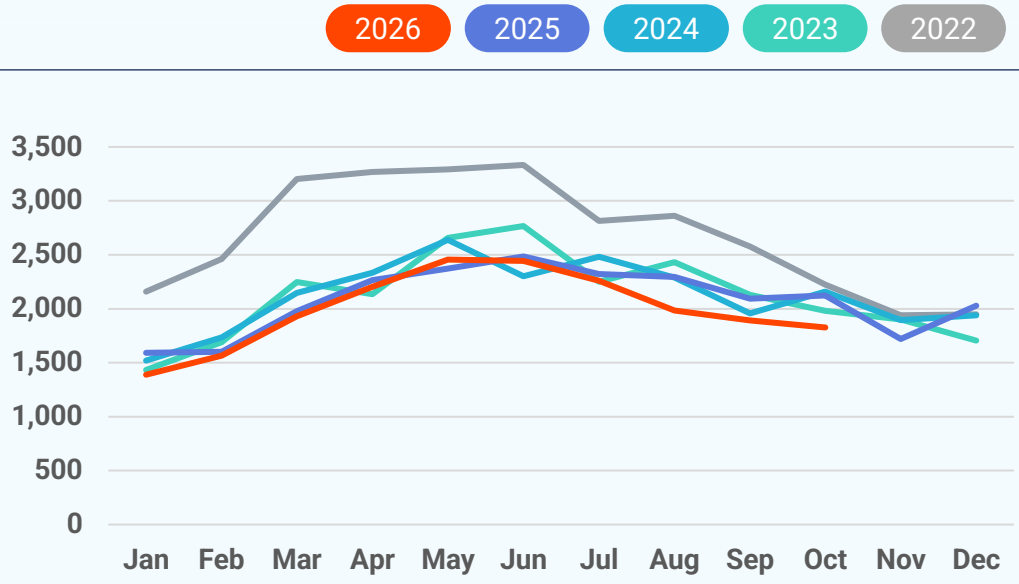
| Key Market Statistics | Oct 2026 | Oct 2025 | Change |
|---|---|---|---|
| Closed Sales | 1,826 | 2,124 | -14.0% |
| Median Sold Price | $349,450 | $350,000 | -0.2% |
| Median Days on Market | 29 days | 21 days | +8 days |
| New Purchase Contracts | 1,835 | 2,365 | -22.4% |
| New Listings | 3,026 | 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)**



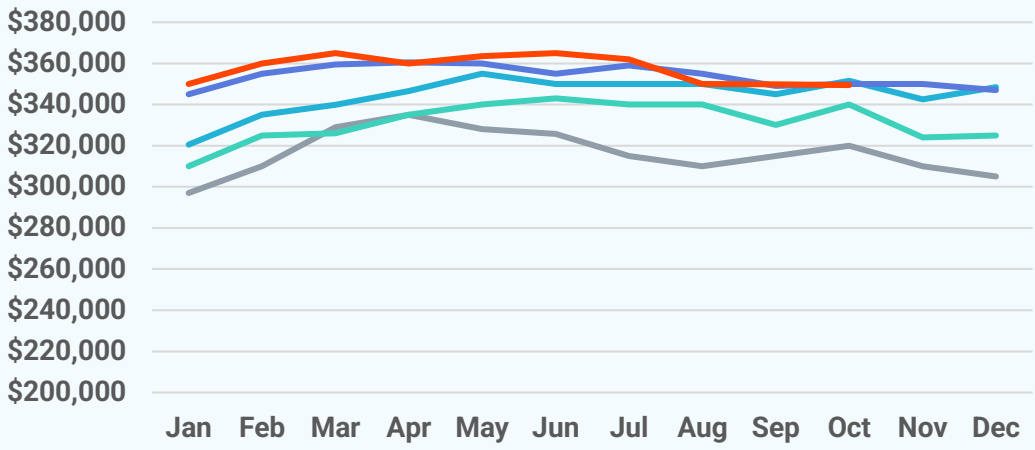
## Median Sold Price

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)**



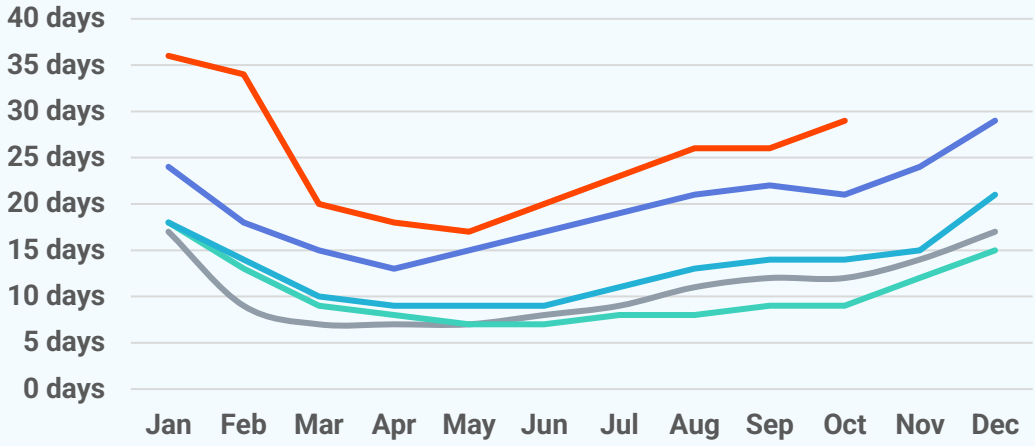

## Median Days on Market

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)**



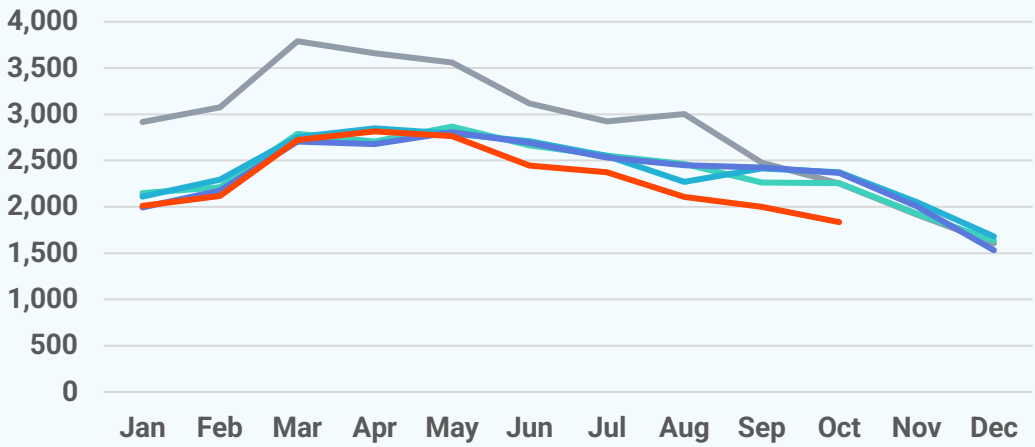

## New Purchase Contracts

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)**



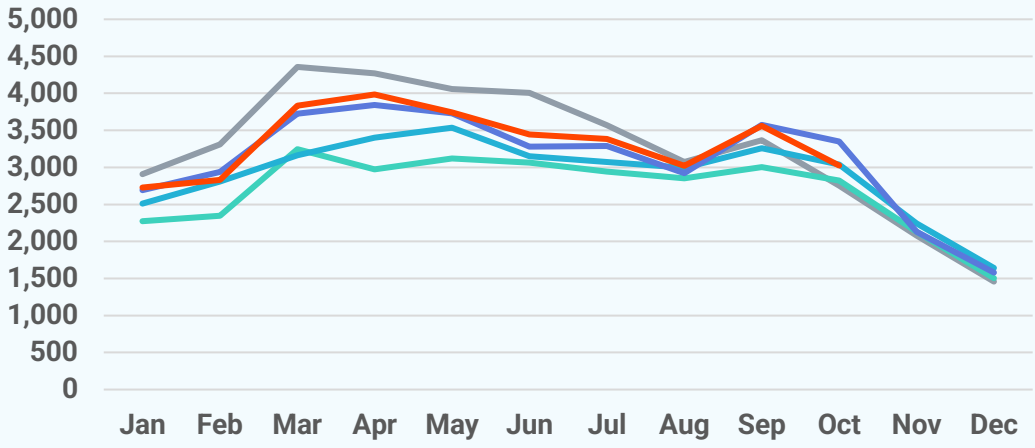
## New Listings

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)**



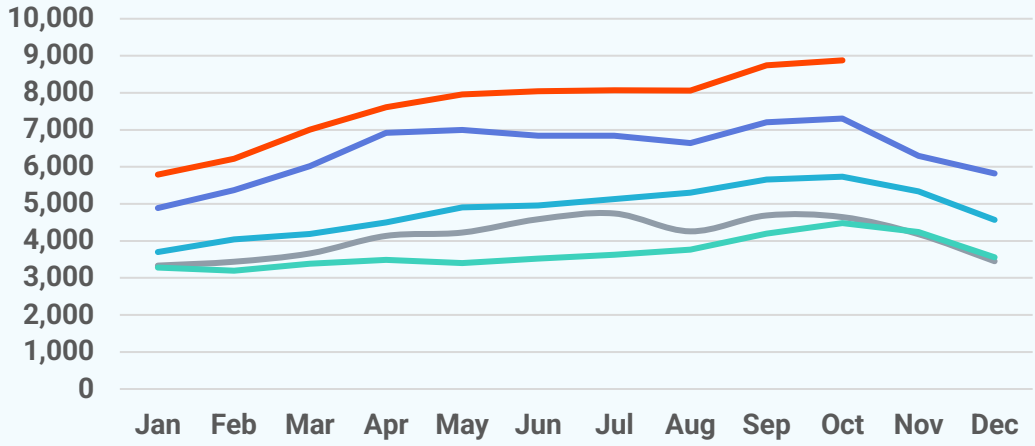

## Active Listings

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**.

