

February 2026 Housing Market Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	522	465	+12.3%	989	942	+5.0%
Median Sold Price	\$315,900	\$304,995	+3.6%	\$310,200	\$310,000	+0.1%
Median Days on Market	39 days	29 days	+10 days	37 days	27 days	+10 days
New Pending Sales	622	576	+8.0%	1,193	1,133	+5.3%
New Listings	672	608	+10.5%	1,404	1,293	+8.6%
Active Listings	1,522	1,381	+10.2%	1,522	1,381	+10.2%
Months of Supply	2.34	2.14	+0.2 mos.	2.34	2.14	+0.2 mos.
Showings	7,719	7,300	+5.7%	15,754	14,360	+9.7%

Housing Market Trends

2026 starts with more activity in the Maryland-West Virginia Panhandle market. There were 522 closed sales in the region in February 2026, a 12.3% gain over February 2025. Berkeley County was responsible for much of the gain (+15.8%) while Jefferson County, WV and Washington County, MD (both +1.1%) had more modest growth in closed sales.

The increase in new pending sales in February can be attributed to Jefferson County (+45.9%). Even with declines in both Berkeley, WV and Washington, MD, the overall region had 8.0% more new pending sales.

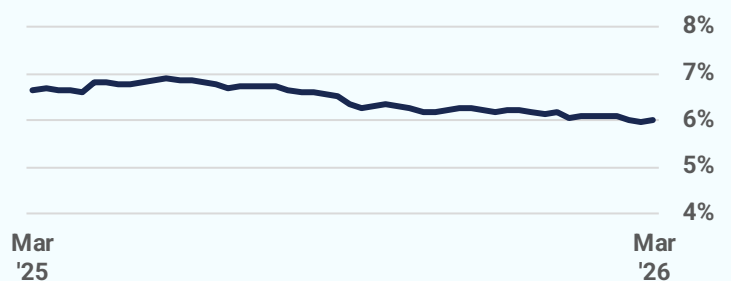
Sellers continue to support interested buyers by adding their homes to the market. New listings increased 10.5% and active listings at the end of February were 10.2% higher than a year ago.

The growth in inventory has provided buyers with more selection and more time to shop. The median days on market expanded to 39 days for closed sales in February 2026, 10 days longer than last year.

Market Outlook

Showings increased in both January and February despite inclement weather indicating interest from buyers in the region. And sellers in the Maryland-West Virginia Panhandle have added homes unlike other areas where sellers have been more cautious. Combined with lower mortgage rates, a continuation of these trends should lead to an active spring market in 2026.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

522

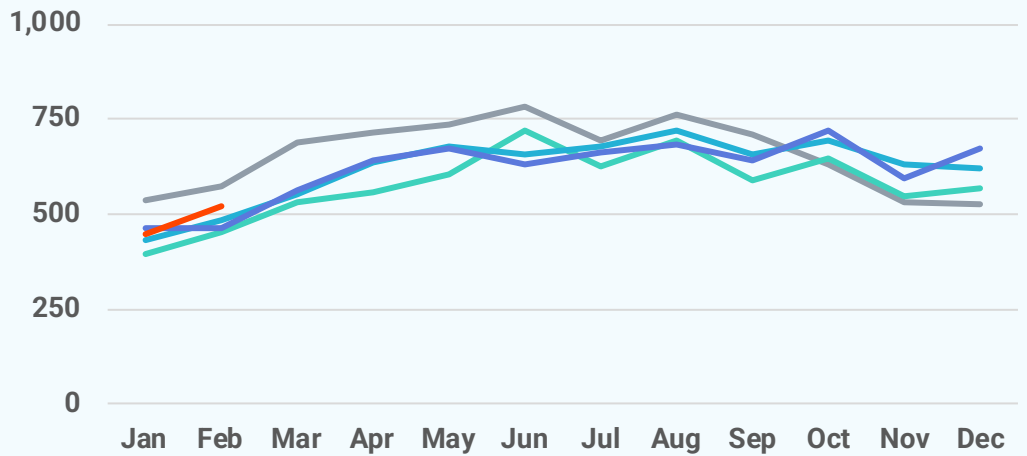
February 2026

+12.3%

Feb '26 vs. Feb '25
(Feb '25: 465)

+16.5%

Feb '26 vs. Jan '26
(Jan '26: 448)



Median Sold Price

2026

2025

2024

2023

2022

\$315,900

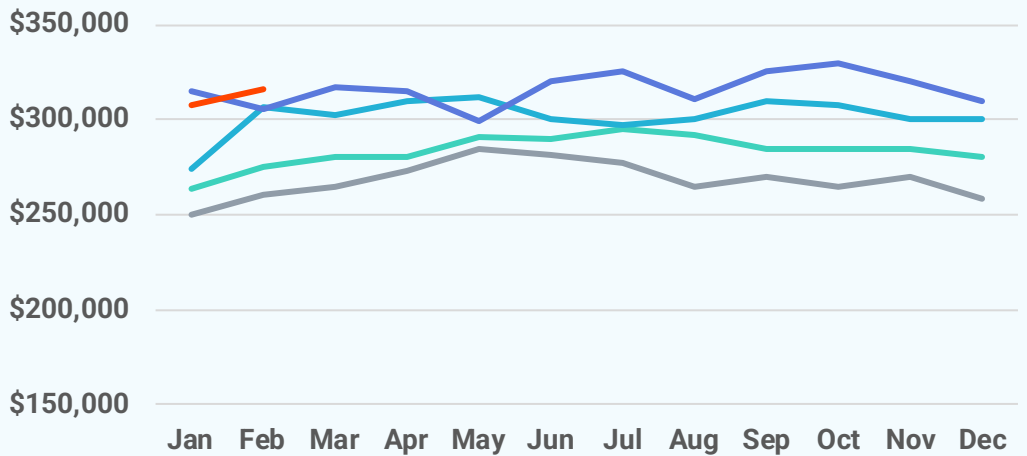
February 2026

+3.6%

Feb '26 vs. Feb '25
(Feb '25: \$304,995)

+2.6%

Feb '26 vs. Jan '26
(Jan '26: \$307,990)



Median Days on Market

2026

2025

2024

2023

2022

39 days

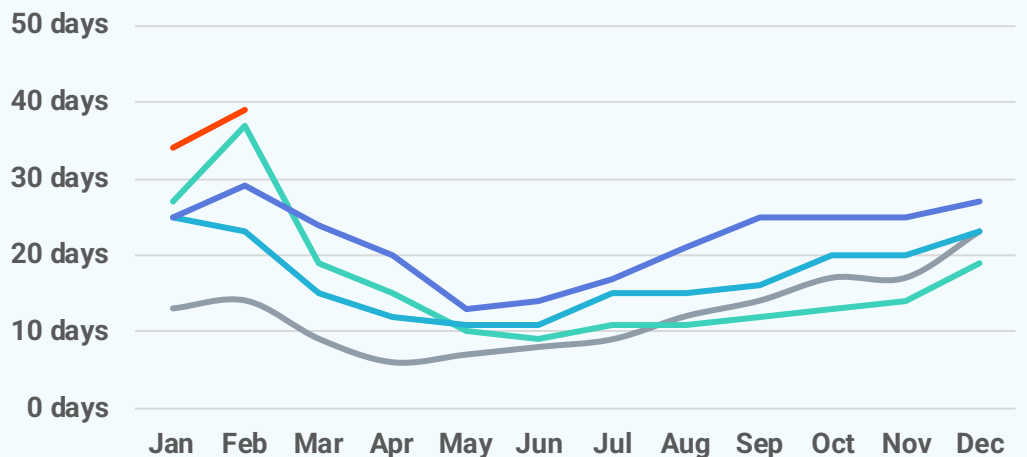
February 2026

+10 days

Feb '26 vs. Feb '25
(Feb '25: 29 days)

+5 days

Feb '26 vs. Jan '26
(Jan '26: 34 days)



New Pending Sales

2026

2025

2024

2023

2022

622

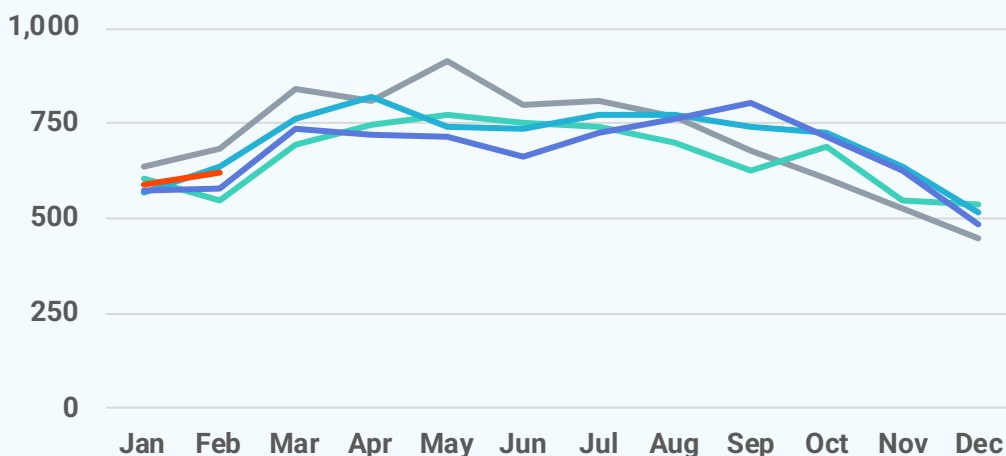
February 2026

+8.0%

Feb '26 vs. Feb '25
(Feb '25: 576)

+5.2%

Feb '26 vs. Jan '26
(Jan '26: 591)



New Listings

2026

2025

2024

2023

2022

672

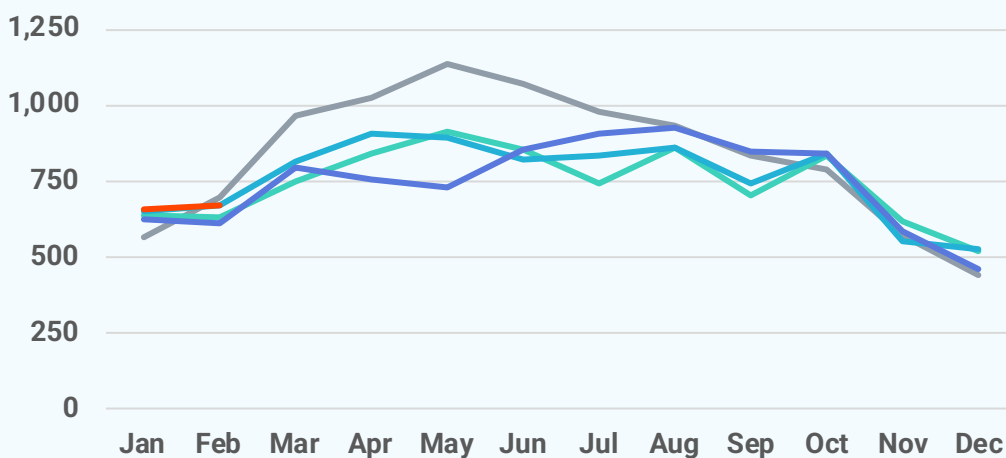
February 2026

+10.5%

Feb '26 vs. Feb '25
(Feb '25: 608)

+2.0%

Feb '26 vs. Jan '26
(Jan '26: 659)



Active Listings

2026

2025

2024

2023

2022

1,522

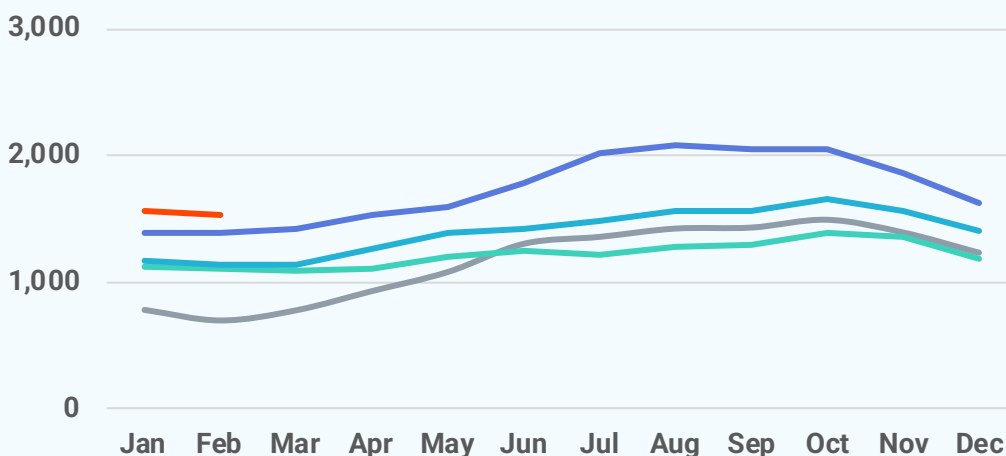
February 2026

+10.2%

Feb '26 vs. Feb '25
(Feb '25: 1,381)

-2.6%

Feb '26 vs. Jan '26
(Jan '26: 1,562)



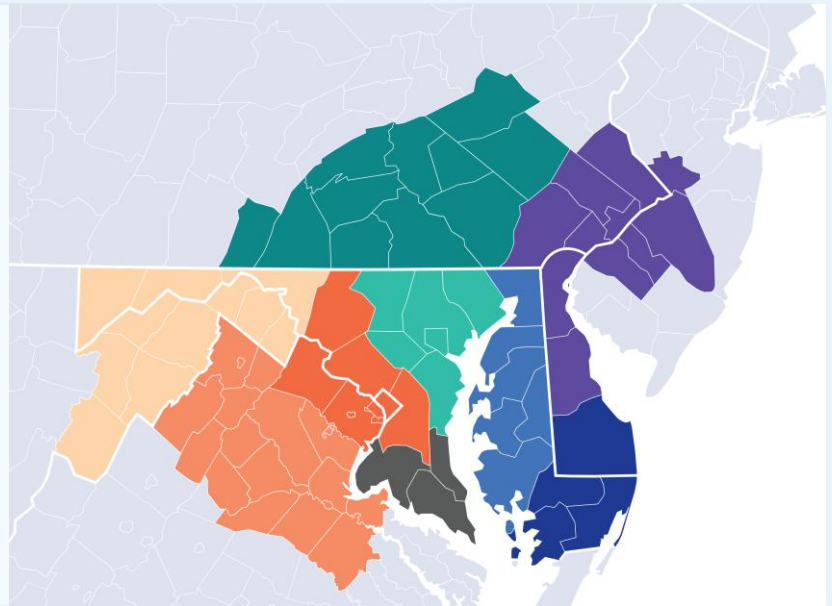
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
MD/WV Panhandle	522	+12.3%	\$315,900	+3.6%	39 days	+10 days
Allegany County, MD	36	-2.7%	\$174,950	+12.9%	58 days	+16 days
Berkeley County, WV	191	+15.8%	\$315,000	+2.4%	31 days	+10 days
Garrett County, MD	31	+47.6%	\$459,000	+25.8%	110 days	+43 days
Grant County, WV	6	-14.3%	\$189,750	+18.6%	127 days	+37 days
Hampshire County, WV	22	+37.5%	\$225,000	+18.4%	43 days	+10 days
Hardy County, WV	12	-7.7%	\$297,500	+25.3%	64 days	+10 days
Jefferson County, WV	88	+1.1%	\$380,905	+4.4%	47 days	+15 days
Mineral County, WV	13	-23.5%	\$176,000	+2.4%	37 days	+19 days
Morgan County, WV	27	+285.7%	\$349,900	+30.1%	57 days	-26 days
Pendleton County, WV	2	+0.0%	\$375,000	+18.1%	119 days	+45 days
Washington County, MD	94	+1.1%	\$315,450	+0.8%	32 days	-5 days

Local Markets	New Pending Sales		New Listings		Showings	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
MD/WV Panhandle	622	+8.0%	672	+10.5%	7,719	+5.7%
Allegany County, MD	41	+0.0%	50	-5.7%	711	+16.6%
Berkeley County, WV	200	-4.3%	173	-20.6%	2,274	-1.1%
Garrett County, MD	25	-16.7%	32	-39.6%	475	-1.9%
Grant County, WV	8	+0.0%	2	-71.4%	26	+136.4%
Hampshire County, WV	17	+6.3%	16	+6.7%	192	+23.1%
Hardy County, WV	10	+150.0%	8	+14.3%	86	+218.5%
Jefferson County, WV	143	+45.9%	211	+113.1%	1,177	+16.8%
Mineral County, WV	10	-28.6%	9	-40.0%	160	+34.5%
Morgan County, WV	27	+68.8%	25	+13.6%	456	+31.4%
Pendleton County, WV	4	+100.0%	7	+75.0%	3	-40.0%
Washington County, MD	137	-0.7%	139	+20.9%	2,159	-3.4%

Local Markets	Active Listings		Months of Supply	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
MD/WV Panhandle	1,522	+10.2%	2.34	+0.2 months
Allegany County, MD	182	+10.3%	3.37	+0.62 months
Berkeley County, WV	359	-3.0%	1.65	-0.01 months
Garrett County, MD	165	-7.3%	4.13	-0.68 months
Grant County, WV	21	+16.7%	5.25	+0.75 months
Hampshire County, WV	55	+34.1%	2.62	+0.67 months
Hardy County, WV	25	-3.8%	2.27	-0.33 months
Jefferson County, WV	239	+18.3%	1.99	+0.14 months
Mineral County, WV	44	+15.8%	2.59	+0.21 months
Morgan County, WV	69	-5.5%	2.46	-0.58 months
Pendleton County, WV	29	+70.6%	9.67	+9.67 months
Washington County, MD	334	+32.0%	2.59	+0.72 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**,
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- christy.reap@brightmls.com

February 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	406	356	+14.0%
Median Sold Price	\$345,000	\$329,000	+4.9%
Median Days on Market	39 days	29 days	+10 days
New Pending Sales	484	427	+13.3%
New Listings	511	443	+15.3%
Active Listings	1,226	1,112	+10.3%
Months of Supply	2.43	2.19	+0.24 mos.

Closed Sales

2026

2025

2024

2023

2022

406

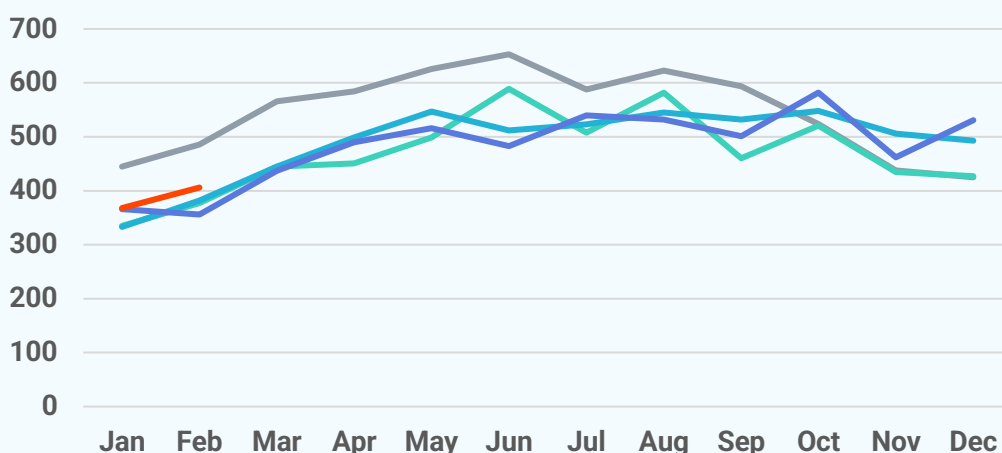
February 2026

+14.0%

Feb '26 vs. Feb '25
(Feb '25: 356)

+10.3%

Feb '26 vs. Jan '26
(Jan '26: 368)



Median Sold Price

2026 2025 2024 2023 2022

\$345,000

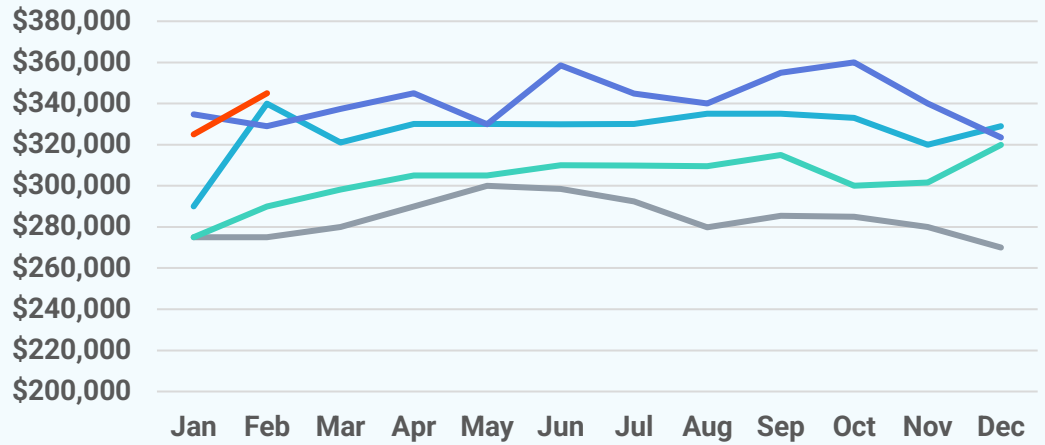
February 2026

+4.9%

Feb '26 vs. Feb '25
(Feb '25: \$329,000)

+6.2%

Feb '26 vs. Jan '26
(Jan '26: \$325,000)



Median Days on Market

2026 2025 2024 2023 2022

39 days

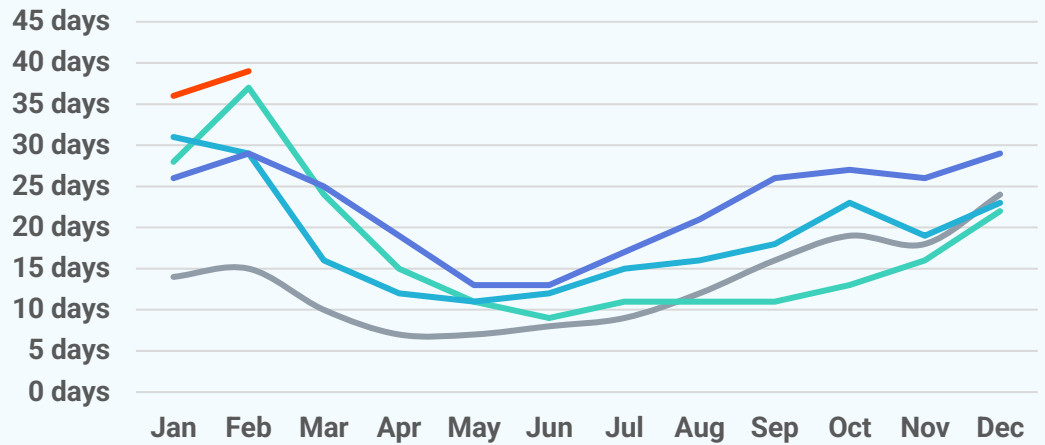
February 2026

+10 days

Feb '26 vs. Feb '25
(Feb '25: 29 days)

+3 days

Feb '26 vs. Jan '26
(Jan '26: 36 days)



New Pending Sales

2026 2025 2024 2023 2022

484

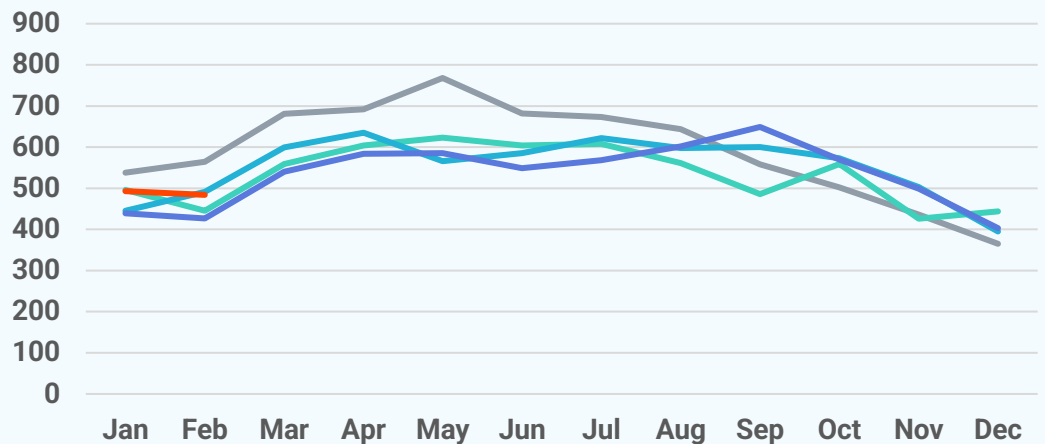
February 2026

+13.3%

Feb '26 vs. Feb '25
(Feb '25: 427)

-1.8%

Feb '26 vs. Jan '26
(Jan '26: 493)



New Listings

2026

2025

2024

2023

2022

511

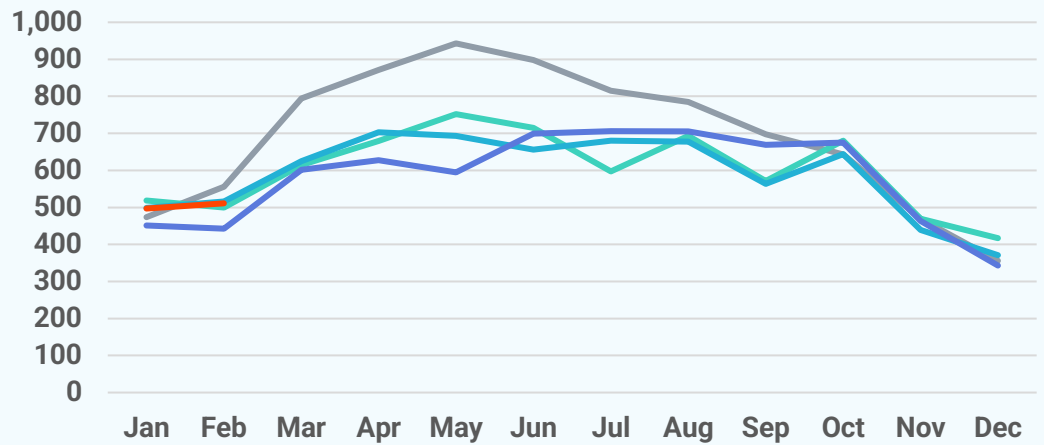
February 2026

+15.3%

Feb '26 vs. Feb '25
(Feb '25: 443)

+2.8%

Feb '26 vs. Jan '26
(Jan '26: 497)



Active Listings

2026

2025

2024

2023

2022

1,226

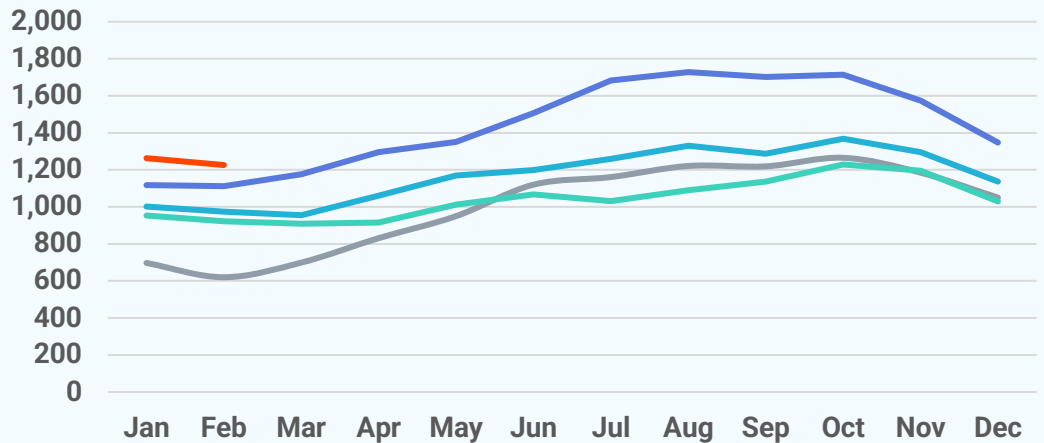
February 2026

+10.3%

Feb '26 vs. Feb '25
(Feb '25: 1,112)

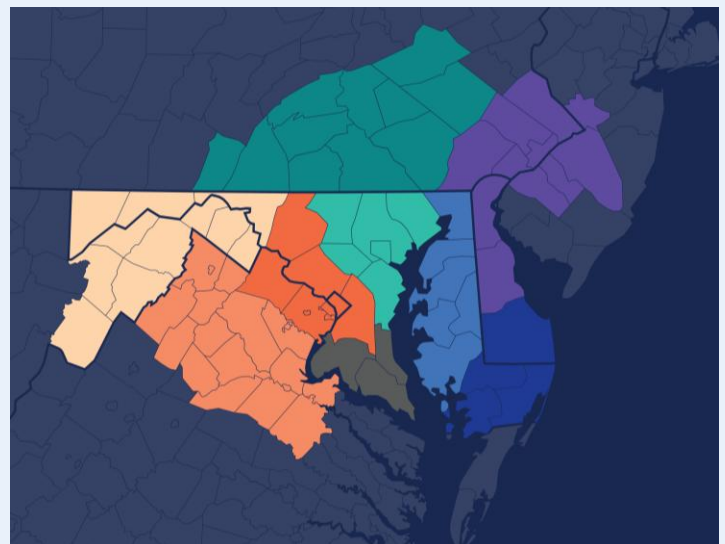
-2.9%

Feb '26 vs. Jan '26
(Jan '26: 1,263)



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February 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	111	108	+2.8%
Median Sold Price	\$275,000	\$282,105	-2.5%
Median Days on Market	35 days	30 days	+5 days
New Pending Sales	133	141	-5.7%
New Listings	152	157	-3.2%
Active Listings	271	243	+11.5%
Months of Supply	1.99	1.84	+0.15 mos.

Closed Sales

2026

2025

2024

2023

2022

111

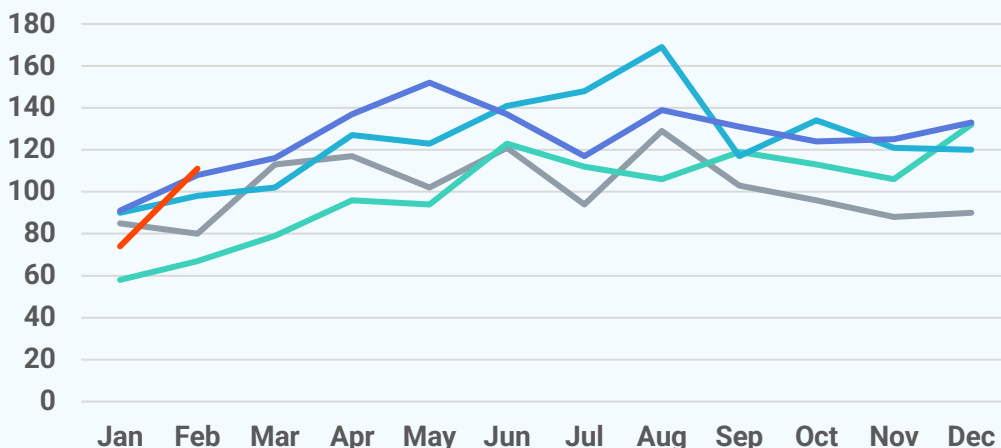
February 2026

+2.8%

Feb '26 vs. Feb '25
(Feb '25: 108)

+50.0%

Feb '26 vs. Jan '26
(Jan '26: 74)



Median Sold Price

2026 2025 2024 2023 2022

\$275,000

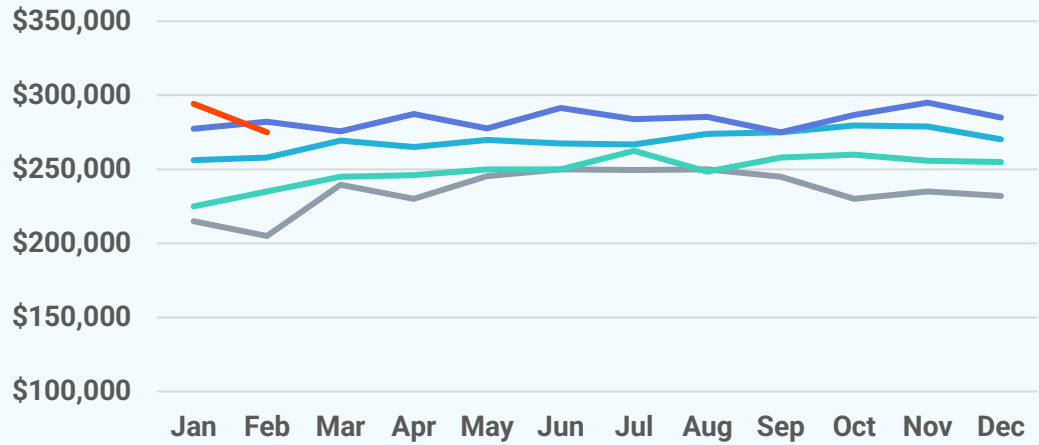
February 2026

-2.5%

Feb '26 vs. Feb '25
(Feb '25: \$282,105)

-6.5%

Feb '26 vs. Jan '26
(Jan '26: \$294,250)



Median Days on Market

2026 2025 2024 2023 2022

35 days

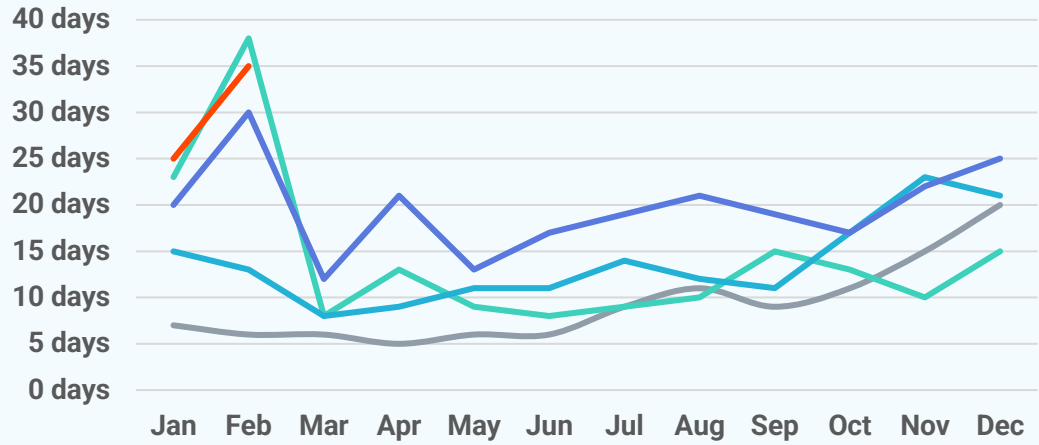
February 2026

+5 days

Feb '26 vs. Feb '25
(Feb '25: 30 days)

+10 days

Feb '26 vs. Jan '26
(Jan '26: 25 days)



New Pending Sales

2026 2025 2024 2023 2022

133

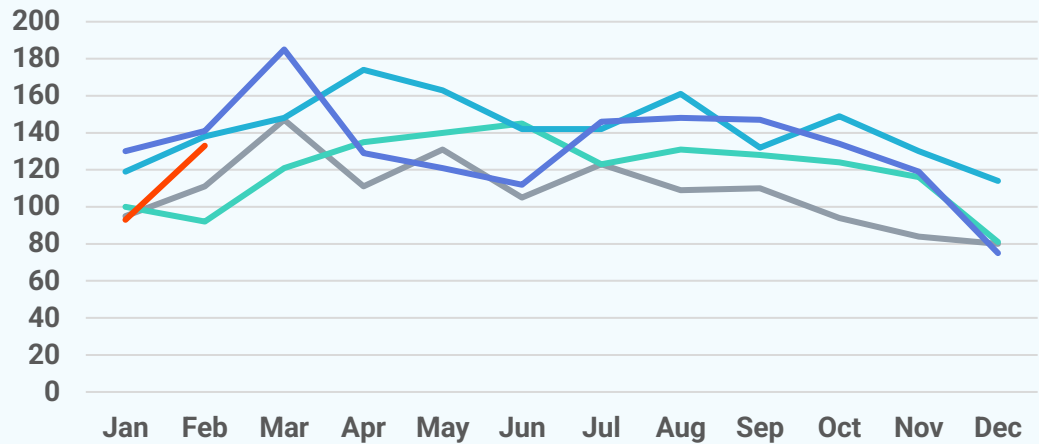
February 2026

-5.7%

Feb '26 vs. Feb '25
(Feb '25: 141)

+43.0%

Feb '26 vs. Jan '26
(Jan '26: 93)



New Listings

2026

2025

2024

2023

2022

152

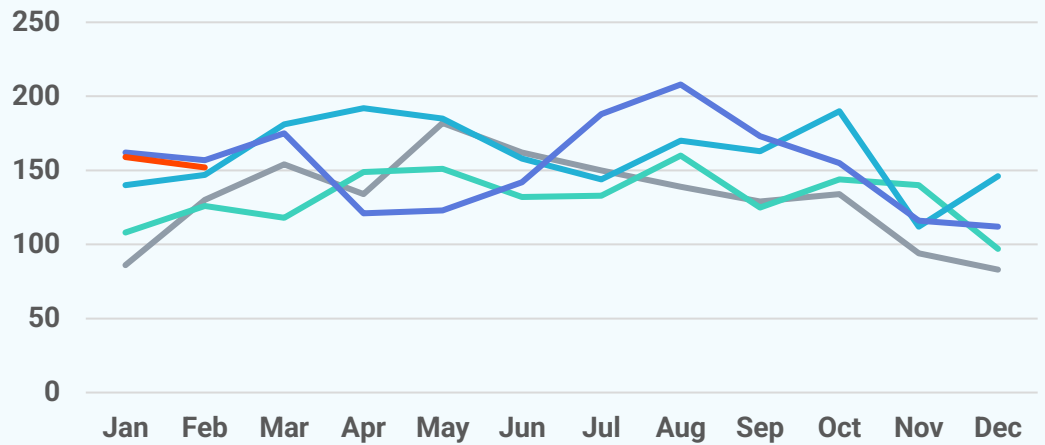
February 2026

-3.2%

Feb '26 vs. Feb '25
(Feb '25: 157)

-4.4%

Feb '26 vs. Jan '26
(Jan '26: 159)



Active Listings

2026

2025

2024

2023

2022

271

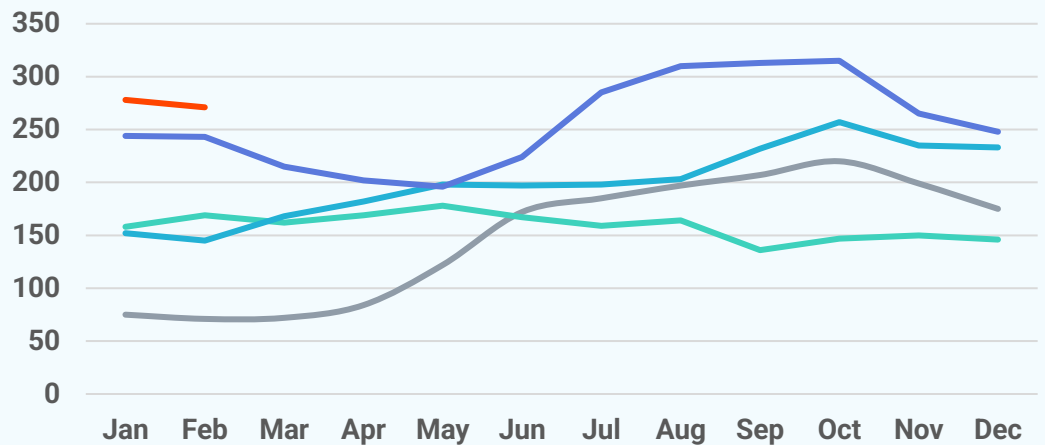
February 2026

+11.5%

Feb '26 vs. Feb '25
(Feb '25: 243)

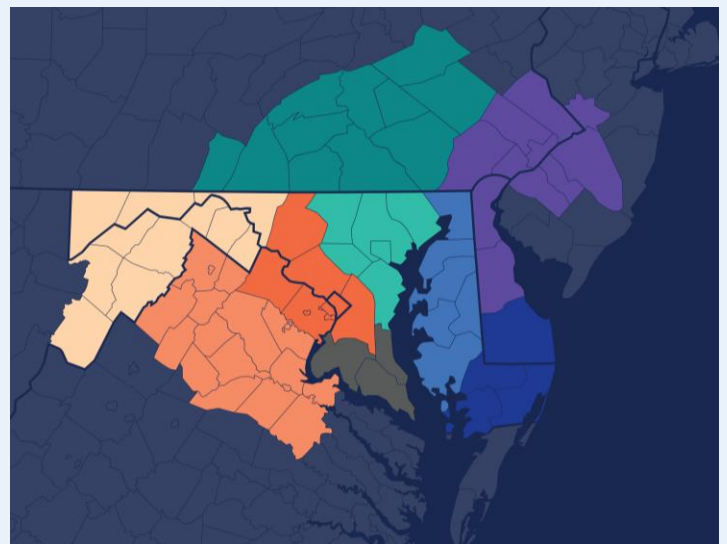
-2.5%

Feb '26 vs. Jan '26
(Jan '26: 278)



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February 2026 Condos Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	4	1	+300.0%
Median Sold Price	\$420,750	\$150,000	+180.5%
Median Days on Market	242 days	14 days	+228 days
New Pending Sales	5	8	-37.5%
New Listings	9	8	+12.5%
Active Listings	25	26	-3.8%
Months of Supply	3.13	4.33	-1.20 mos.

Closed Sales

2026

2025

2024

2023

2022

4

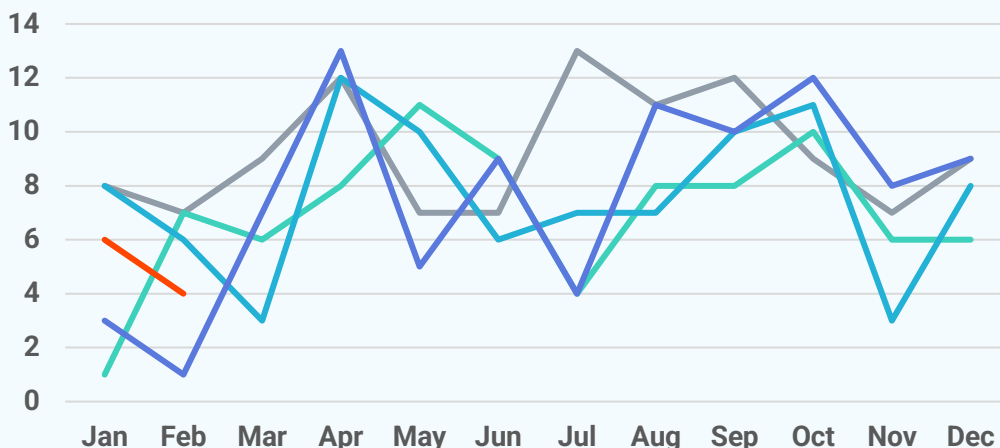
February 2026

+300.0%

Feb '26 vs. Feb '25
(Feb '25: 1)

-33.3%

Feb '26 vs. Jan '26
(Jan '26: 6)



Median Sold Price

2026 2025 2024 2023 2022

\$420,750

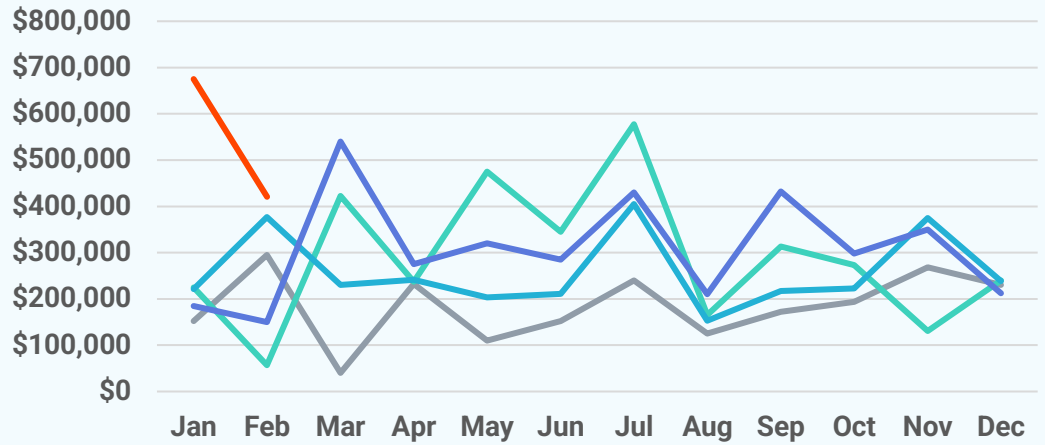
February 2026

+180.5%

Feb '26 vs. Feb '25
(Feb '25: \$150,000)

-37.7%

Feb '26 vs. Jan '26
(Jan '26: \$675,000)



Median Days on Market

2026 2025 2024 2023 2022

242 days

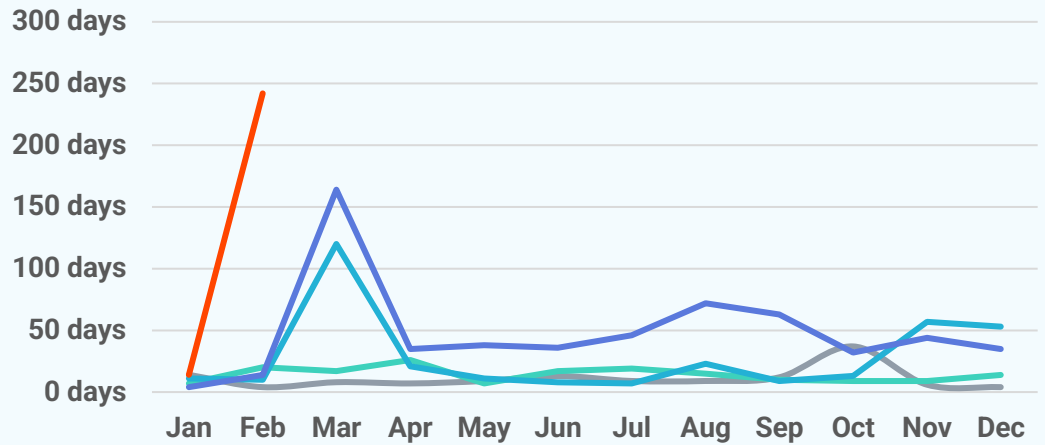
February 2026

+228 days

Feb '26 vs. Feb '25
(Feb '25: 14 days)

+228 days

Feb '26 vs. Jan '26
(Jan '26: 14 days)



New Pending Sales

2026 2025 2024 2023 2022

5

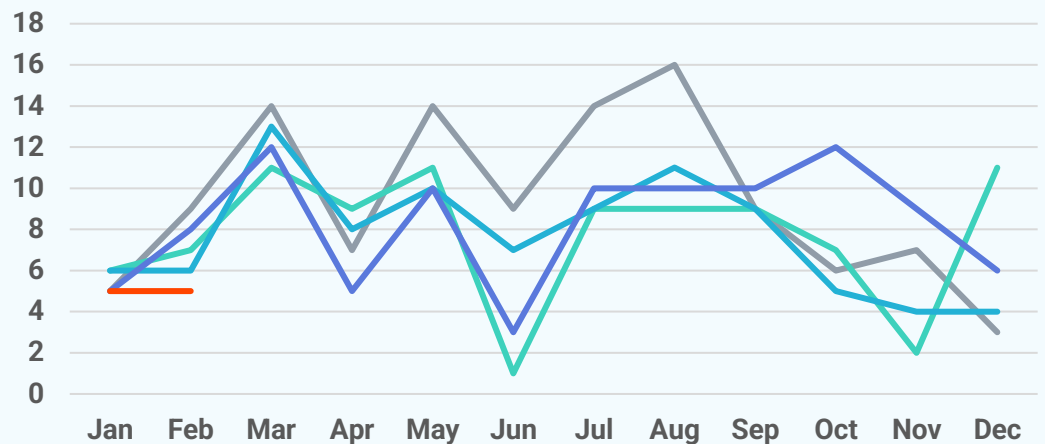
February 2026

-37.5%

Feb '26 vs. Feb '25
(Feb '25: 8)

+0.0%

Feb '26 vs. Jan '26
(Jan '26: 5)



New Listings

2026

2025

2024

2023

2022

9

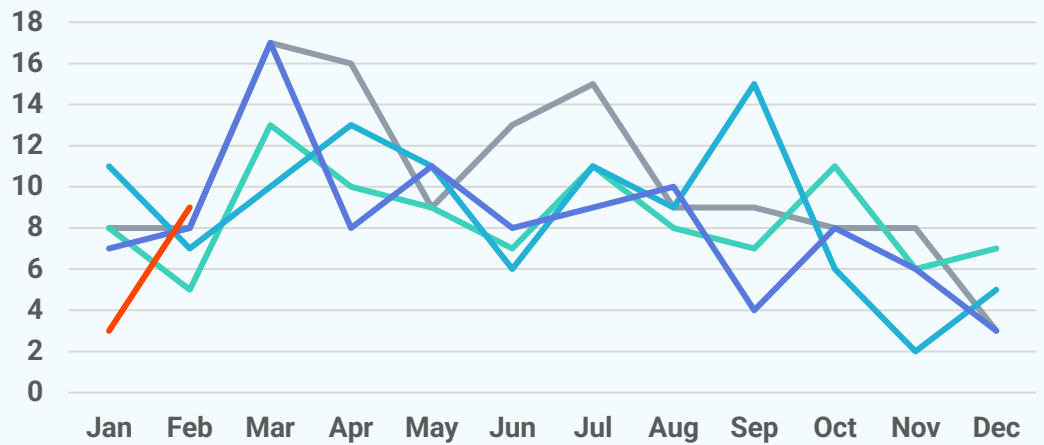
February 2026

+12.5%

Feb '26 vs. Feb '25
(Feb '25: 8)

+200.0%

Feb '26 vs. Jan '26
(Jan '26: 3)



Active Listings

2026

2025

2024

2023

2022

25

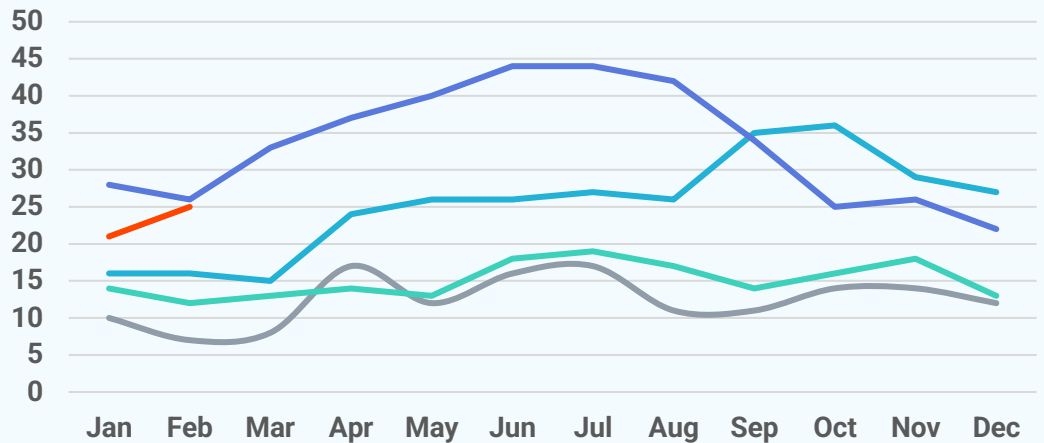
February 2026

-3.8%

Feb '26 vs. Feb '25
(Feb '25: 26)

+19.0%

Feb '26 vs. Jan '26
(Jan '26: 21)



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