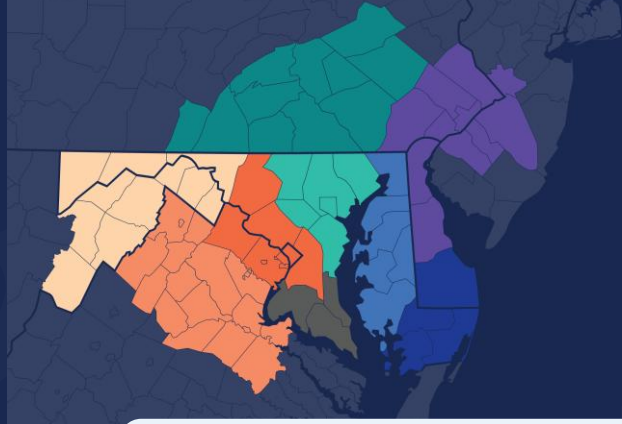
Mid-Atlantic Region

April 2026 Housing Market Report

Prepared by Bright Research



Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	18,449	18,615	-0.9%	61,152	62,035	-1.4%
Median Sold Price	$435,000	$425,000	+2.4%	$420,000	$410,000	+2.4%
Median Days on Market	11 days	9 days	+2 days	19 days	14 days	+5 days
New Pending Sales	23,739	22,484	+5.6%	75,374	73,860	+2.0%
New Listings	28,060	25,958	+8.1%	97,650	96,347	+1.4%
Active Listings	45,295	40,956	+10.6%	45,295	40,956	+10.6%
Months of Supply	2.44	2.20	+0.24 mos.	2.44	2.20	+0.24 mos.
Showings	442,443	415,833	+6.4%	1,481,558	1,475,176	+0.4%

Housing Market Trends

Promising signs for the Mid-Atlantic housing market. While the spring housing market got off to a slow start, both buyers and sellers were more eager in April. Across the Bright MLS service area, there was a total of 23,739 new contracts on homes, a 5.6% increase from a year ago and a four-year high. Showing activity is also on the rise, with total showings up 6.4% compared to April 2025. A dip in rates in mid-April enticed some buyers to get into the market, possibly to hedge future interest rate volatility.

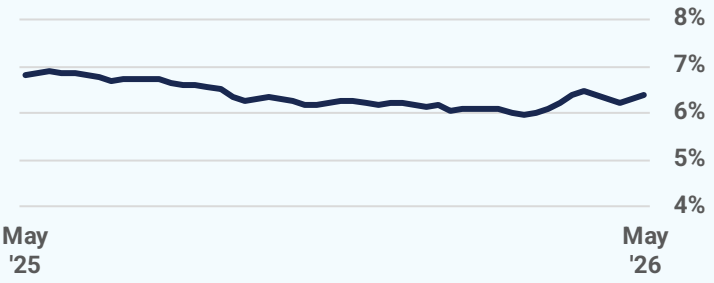
Buyers who are in the market have more options. At the end of the month, there were 45,295 total listings on the market across the Bright MLS area, a 10.6% increase from last year. New listings rose by 8.1% year-over-year and, like new pending sales, were at a four-year high for April.

The pace of the housing market was relatively fast in April. The median days on market was 11 which was a full week faster than March and up by just two days compared to last April.

Market Outlook

Warmer weather, more inventory, and a drop in interest rates fueled a strong April housing market across most of the Mid-Atlantic. However, the outlook for housing market activity in the months ahead remains fragile. There is significant pent-up demand in the marketplace, but volatile mortgage rates, persistent inflation, and economic uncertainty continue to be headwinds to watch.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

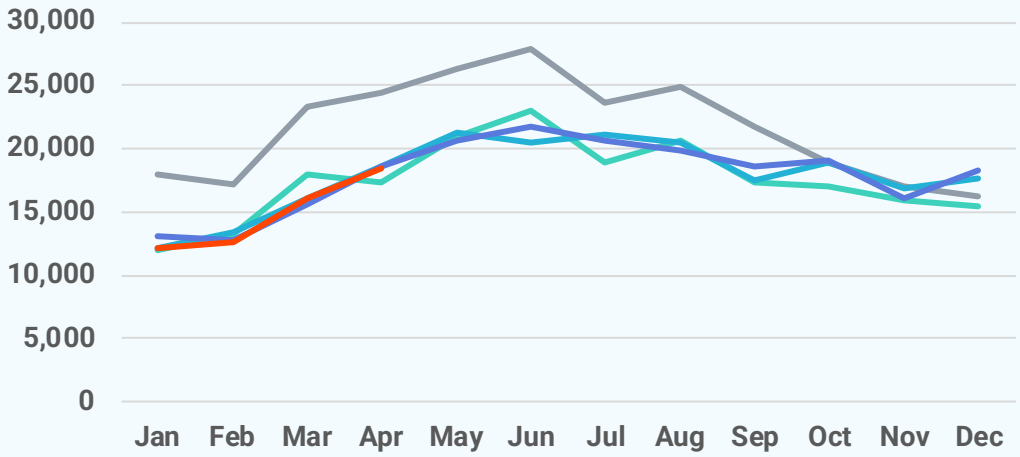
Closed Sales

2026 2025 2024 2023 2022

46,086
April 2026

-0.9%
Apr '26 vs. Apr '25
(Apr '25: 18,615)

+15.0%
Apr '26 vs. Mar '26
(Mar '26: 16,040)



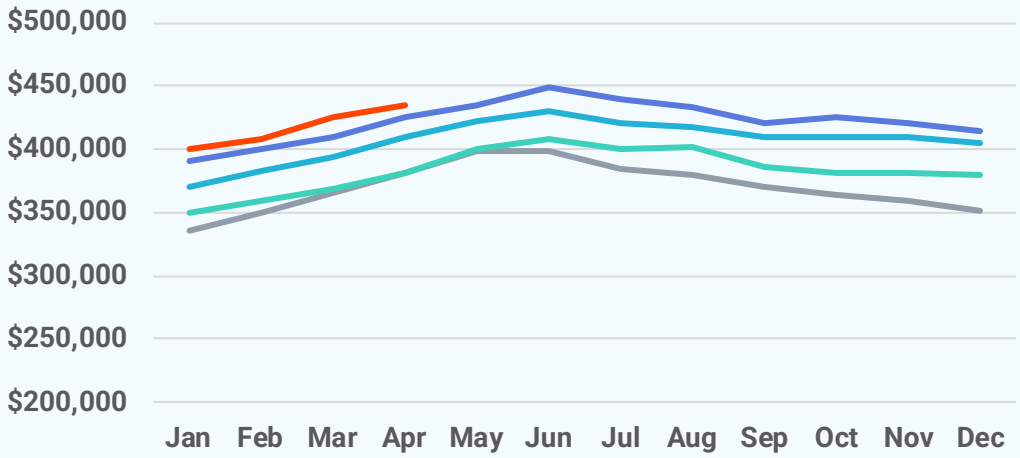
Median Sold Price

2026 2025 2024 2023 2022

$435,000
April 2026

+2.4%
Apr '26 vs. Apr '25
(Apr '25: $425,000)

+2.4%
Apr '26 vs. Mar '26
(Mar '26: $425,000)



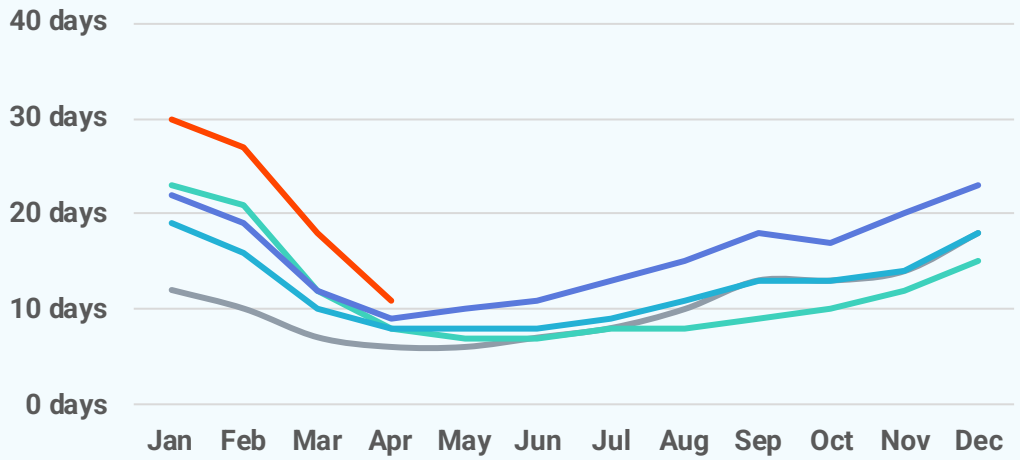
Median Days on Market

2026 2025 2024 2023 2022

11 days
April 2026

+2 days
Apr '26 vs. Apr '25
(Apr '25: 9 days)

-7 days
Apr '26 vs. Mar '26
(Mar '26: 18 days)



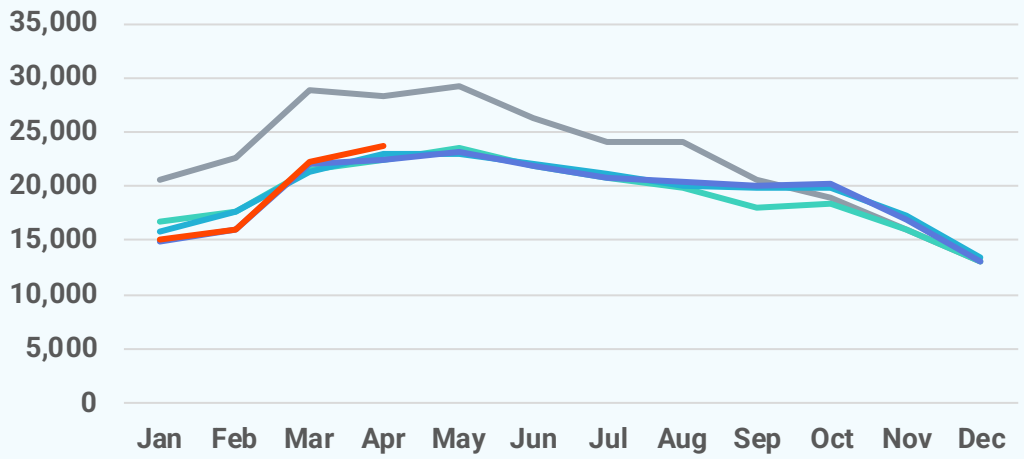
New Pending Sales

2026 2025 2024 2023 2022

23,739
April 2026

+5.6%
Apr '26 vs. Apr '25
(Apr '25: 22,484)

+6.6%
Apr '26 vs. Mar '26
(Mar '26: 22,277)



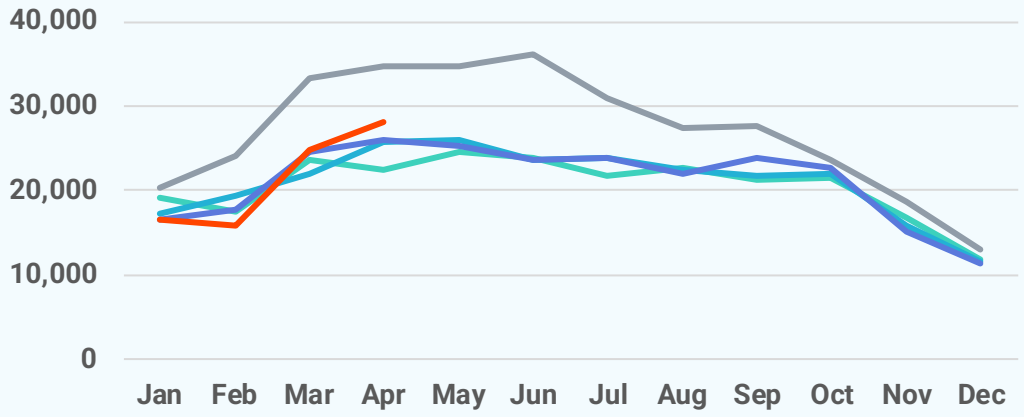
New Listings

2026 2025 2024 2023 2022

28,060
April 2026

+8.1%
Apr '26 vs. Apr '25
(Apr '25: 25,958)

+13.1%
Apr '26 vs. Mar '26
(Mar '26: 24,812)



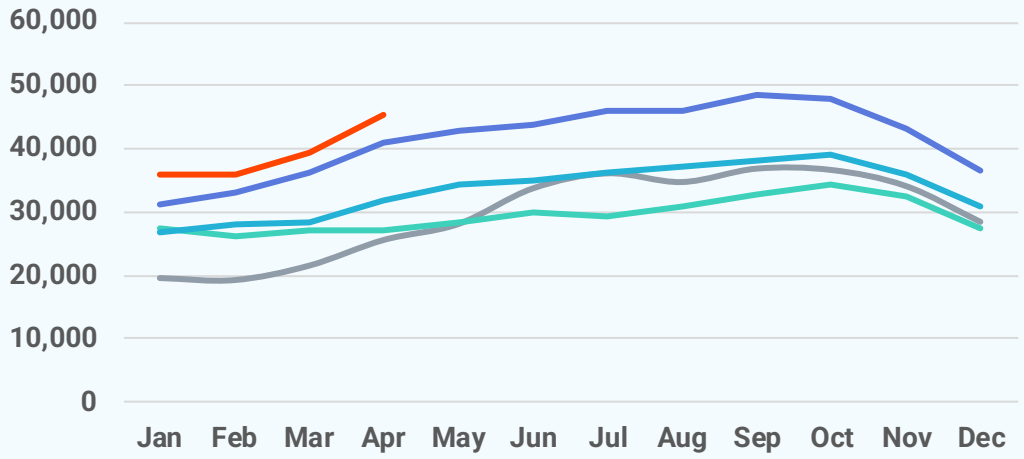
Active Listings

2026 2025 2024 2023 2022

45,295
April 2026

+10.6%
Apr '26 vs. Apr '25
(Apr '25: 40,956)

+14.7%
Apr '26 vs. Mar '26
(Mar '26: 39,495)



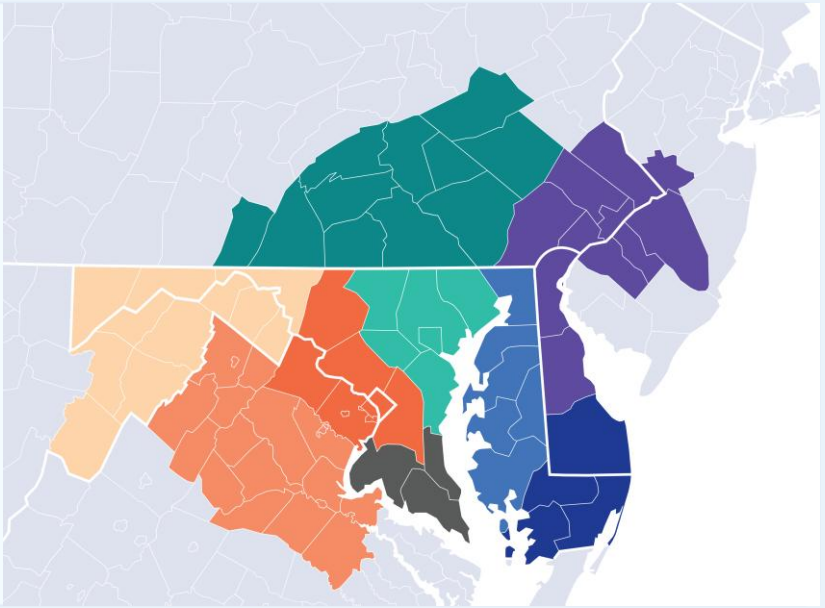
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Mid-Atlantic	18,449	-0.9%	$435,000	+2.4%	11 days	+2 days
Philadelphia Metro	4,966	-5.4%	$395,000	+2.6%	12 days	+1 day
Baltimore Metro	2,705	+1.1%	$400,000	+0.0%	10 days	+2 days
Washington, D.C. Metro	4,581	+2.9%	$661,000	+0.9%	8 days	+1 day
Central Pennsylvania	2,111	-0.6%	$310,000	+8.4%	8 days	+1 day
MD/WV Panhandle	627	-2.2%	$328,000	+4.1%	22 days	+2 days
MD Eastern Shore	270	+3.4%	$370,810	-6.1%	21 days	+5 days
Del/Mar Coastal	724	-7.2%	$410,000	+1.2%	34 days	+12 days
Southern Maryland	426	+15.4%	$463,295	+8.4%	19 days	+7 days
North Central Virginia	1,493	+0.9%	$505,000	+1.2%	9 days	+1 day

Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Mid-Atlantic	23,739	+5.6%	28,060	+8.1%	442,443	+6.4%
Philadelphia Metro	6,813	+4.0%	8,417	+6.5%	145,689	+2.9%
Baltimore Metro	3,232	-1.3%	3,448	+5.0%	60,578	+2.6%
Washington, D.C. Metro	5,499	+9.3%	6,496	+7.1%	111,003	+12.0%
Central Pennsylvania	2,808	+7.4%	3,082	+3.4%	43,397	+6.7%
MD/WV Panhandle	875	+21.9%	1,016	+34.2%	11,383	+23.4%
MD Eastern Shore	368	+13.2%	467	+20.4%	4,949	+22.8%
Del/Mar Coastal	912	+1.8%	1,188	-0.6%	12,979	+10.8%
Southern Maryland	551	+10.0%	637	+11.8%	8,637	-0.4%
North Central Virginia	1,869	+2.7%	2,253	+16.3%	29,545	+7.1%

Local Markets	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Mid-Atlantic	45,295	+10.6%	2.44	+0.24 months
Philadelphia Metro	12,289	+9.7%	2.29	+0.21 months
Baltimore Metro	5,938	+14.9%	2.27	+0.32 months
Washington, D.C. Metro	10,340	+5.3%	2.52	+0.16 months
Central Pennsylvania	3,969	+14.4%	1.73	+0.19 months
MD/WV Panhandle	1,718	+11.9%	2.64	+0.27 months
MD Eastern Shore	1,206	+18.2%	3.95	+0.58 months
Del/Mar Coastal	3,617	+5.8%	4.78	+0.41 months
Southern Maryland	1,000	+11.0%	2.44	+0.23 months
North Central Virginia	3,359	+22.7%	2.39	+0.41 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:

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- christy.reap@brightmls.com

Mid-Atlantic Region

April 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2026

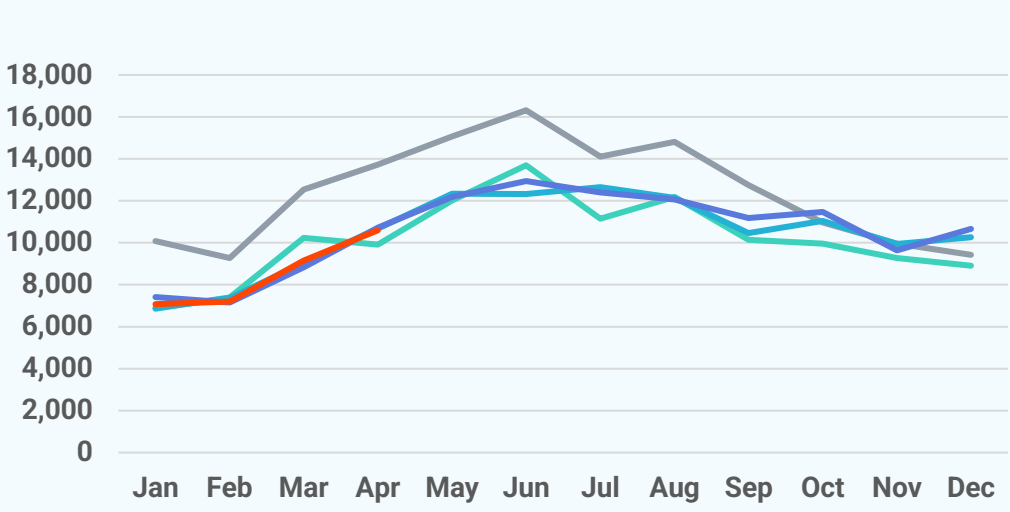
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	10,596	10,724	-1.2%
Median Sold Price	$505,000	$485,000	+4.1%
Median Days on Market	9 days	8 days	+1 day
New Pending Sales	14,158	13,310	+6.4%
New Listings	16,330	14,873	+9.8%
Active Listings	24,511	22,469	+9.1%
Months of Supply	2.25	2.07	+0.18 mos.

Closed Sales

10,596
April 2026

-1.2%
Apr '26 vs. Apr '25
(Apr '25: 10,724)

+15.9%
Apr '26 vs. Mar '26
(Mar '26: 9,145)



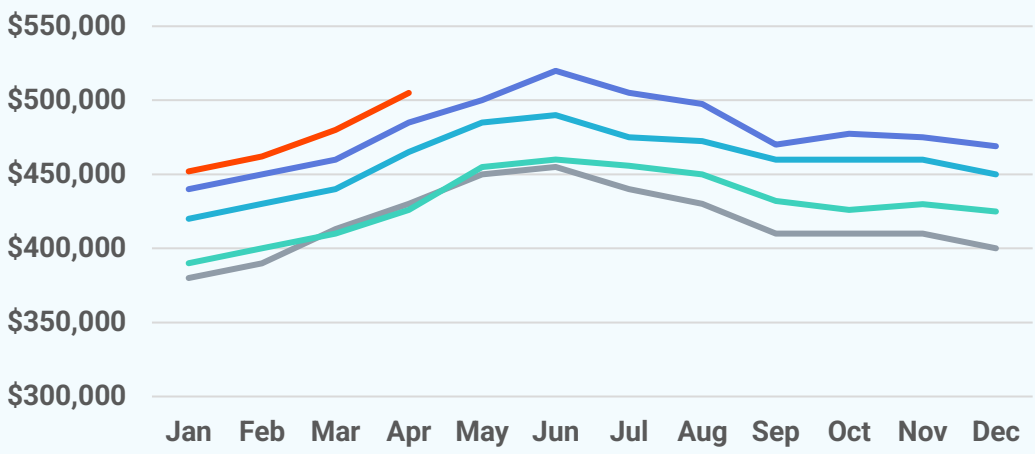
Median Sold Price

2026 2025 2024 2023 2022

$505,000
April 2026

+4.1%
Apr '26 vs. Apr '25
(Apr '25: $485,000)

+5.2%
Apr '26 vs. Mar '26
(Mar '26: $480,000)



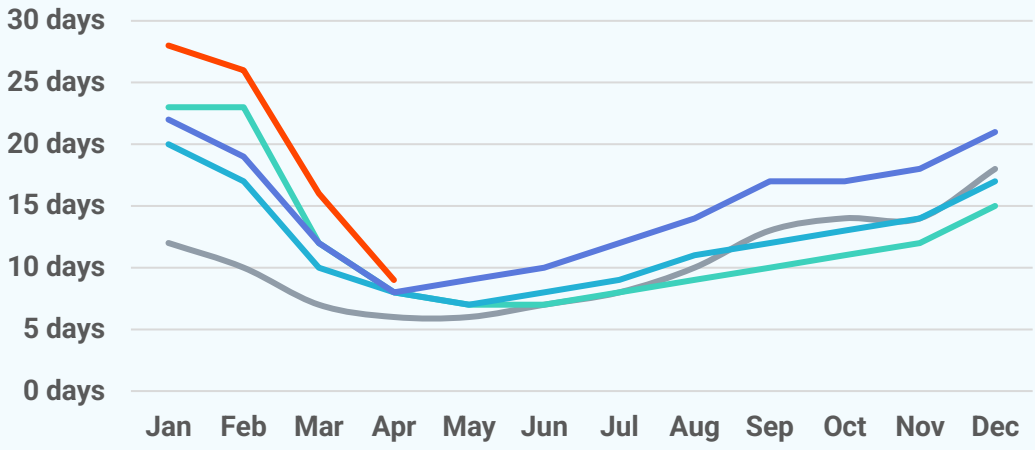
Median Days on Market

2026 2025 2024 2023 2022

9 days
April 2026

+1 day
Apr '26 vs. Apr '25
(Apr '25: 8 days)

-7 days
Apr '26 vs. Mar '26
(Mar '26: 16 days)



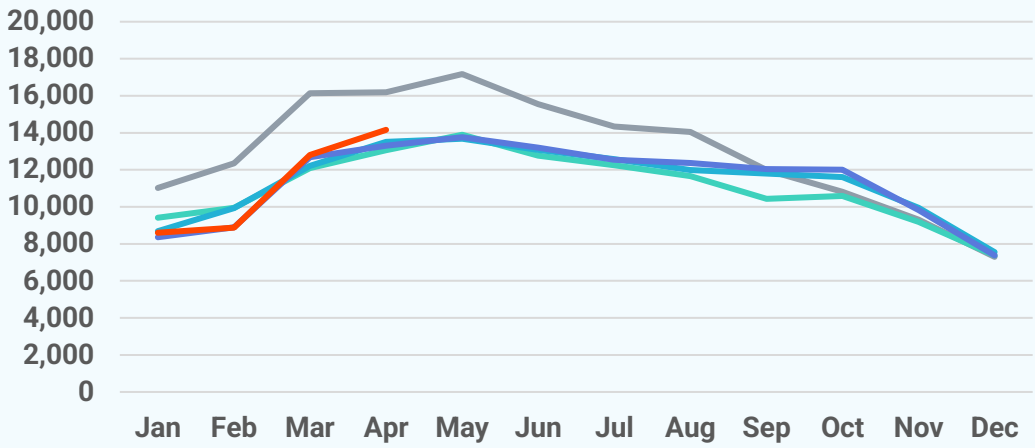
New Pending Sales

2026 2025 2024 2023 2022

14,158
April 2026

+6.4%
Apr '26 vs. Apr '25
(Apr '25: 13,310)

+10.6%
Apr '26 vs. Mar '26
(Mar '26: 12,804)



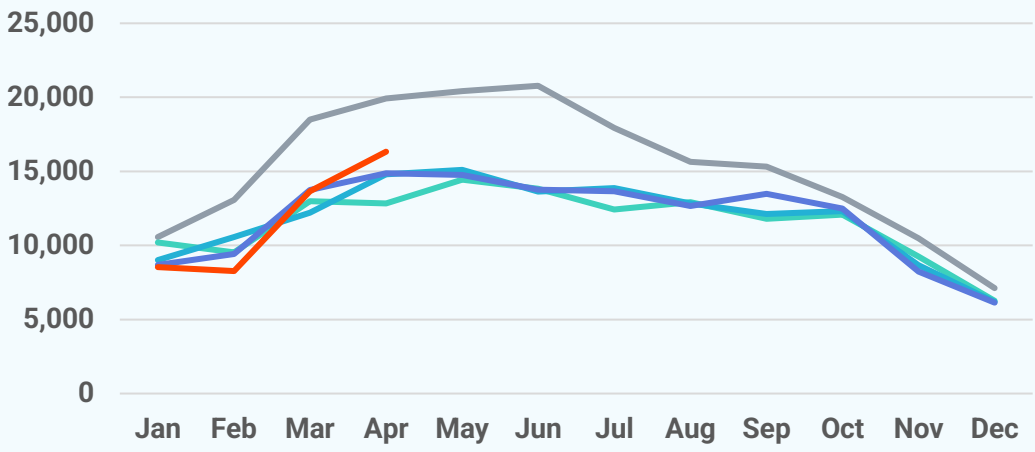
New Listings

2026 2025 2024 2023 2022

16,330
April 2026

+9.8%
Apr '26 vs. Apr '25
(Apr '25: 14,873)

+19.5%
Apr '26 vs. Mar '26
(Mar '26: 13,661)



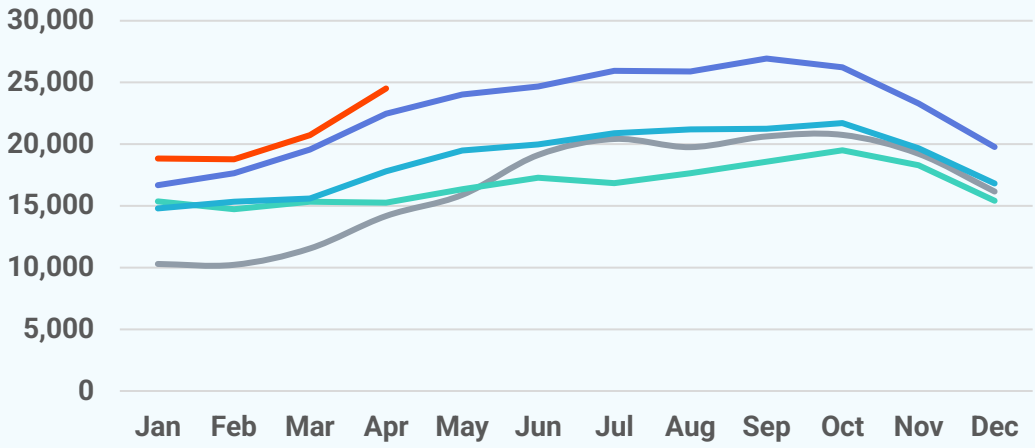
Active Listings

2026 2025 2024 2023 2022

24,511
April 2026

+9.1%
Apr '26 vs. Apr '25
(Apr '25: 22,469)

+18.3%
Apr '26 vs. Mar '26
(Mar '26: 20,723)



About Bright MLS

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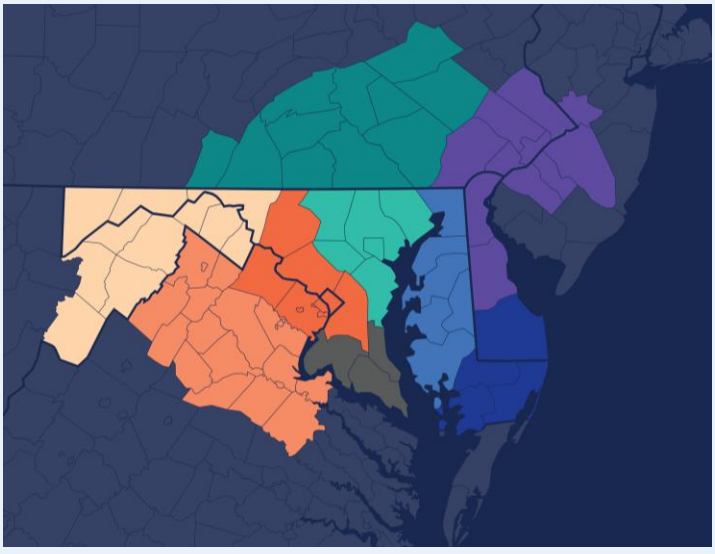


Mid-Atlantic Region

April 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2026

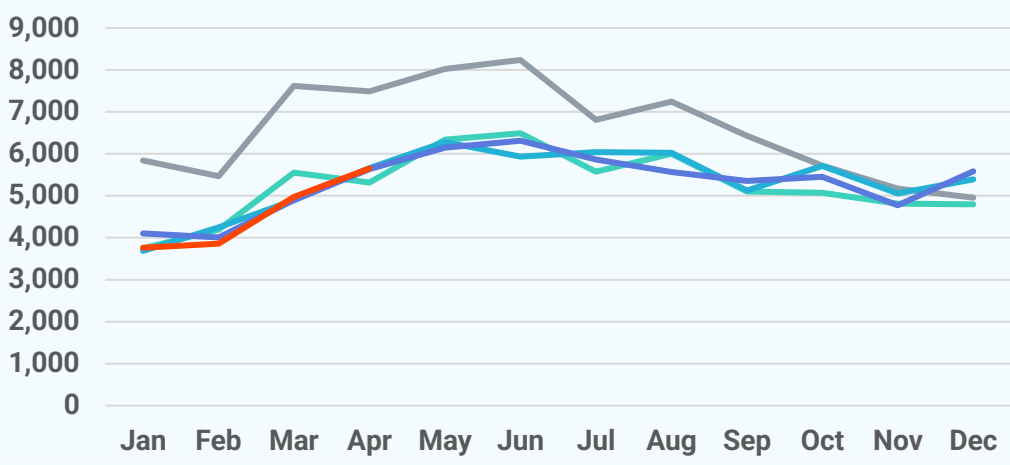
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	5,652	5,639	+0.2%
Median Sold Price	$365,000	$350,000	+4.3%
Median Days on Market	12 days	10 days	+2 days
New Pending Sales	6,905	6,696	+3.1%
New Listings	8,399	7,892	+6.4%
Active Listings	13,456	11,870	+13.4%
Months of Supply	2.44	2.11	+0.33 mos.

Closed Sales

5,652
April 2026

+0.2%
Apr '26 vs. Apr '25
(Apr '25: 5,639)

+13.7%
Apr '26 vs. Mar '26
(Mar '26: 4,970)



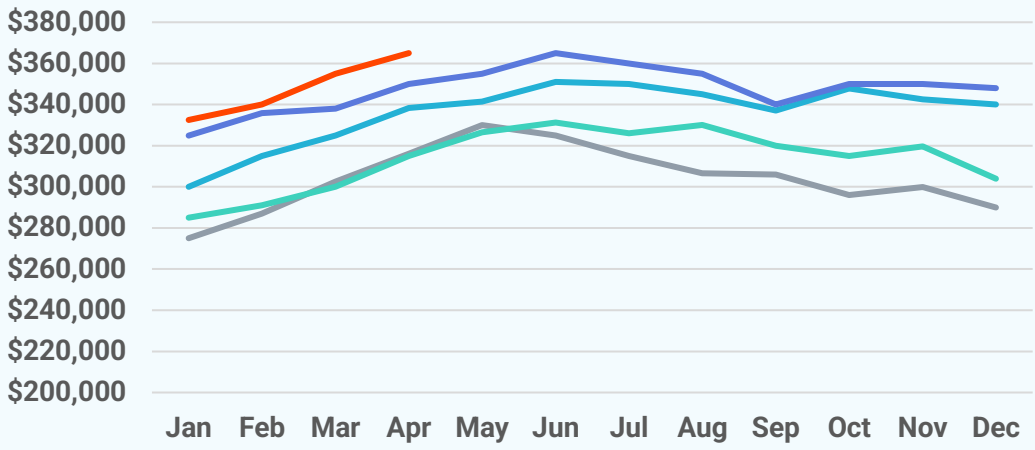
Median Sold Price

2026 2025 2024 2023 2022

$365,000
April 2026

+4.3%
Apr '26 vs. Apr '25
(Apr '25: $350,000)

+2.8%
Apr '26 vs. Mar '26
(Mar '26: $355,000)



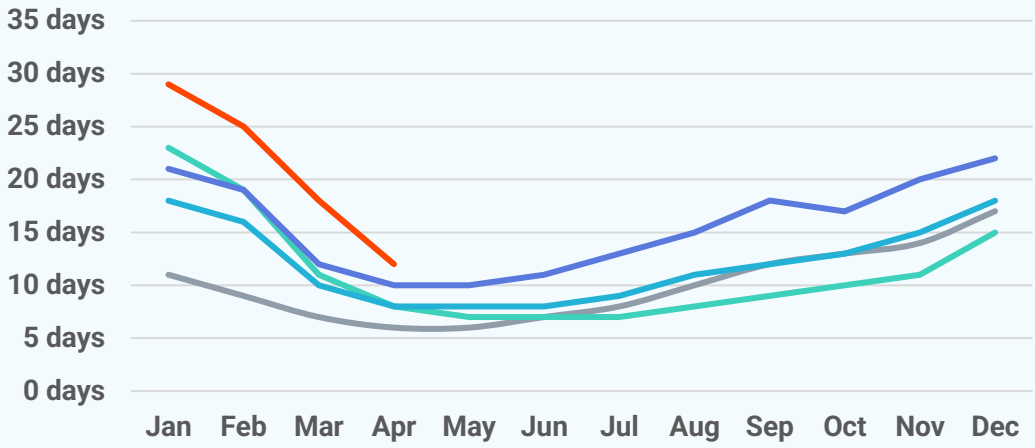
Median Days on Market

2026 2025 2024 2023 2022

12 days
April 2026

+2 days
Apr '26 vs. Apr '25
(Apr '25: 10 days)

-6 days
Apr '26 vs. Mar '26
(Mar '26: 18 days)



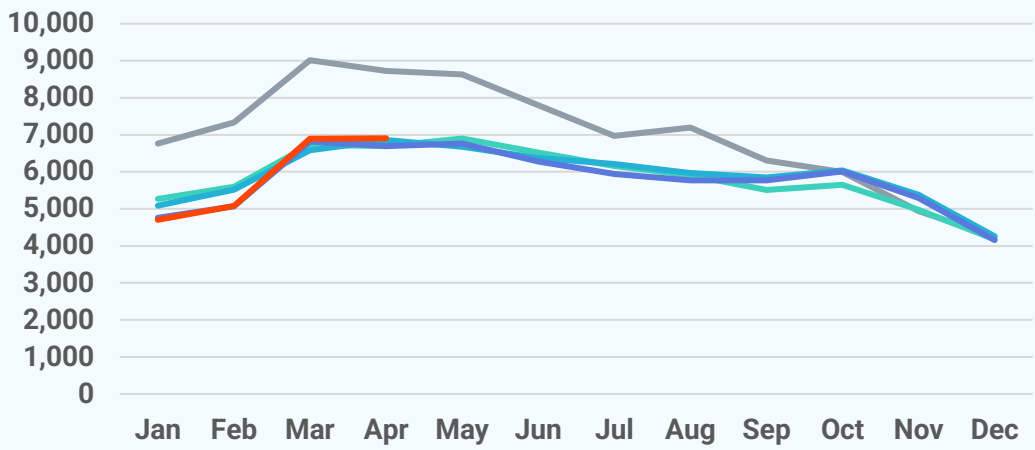
New Pending Sales

2026 2025 2024 2023 2022

6,905
April 2026

+3.1%
Apr '26 vs. Apr '25
(Apr '25: 6,696)

+0.1%
Apr '26 vs. Mar '26
(Mar '26: 6,895)



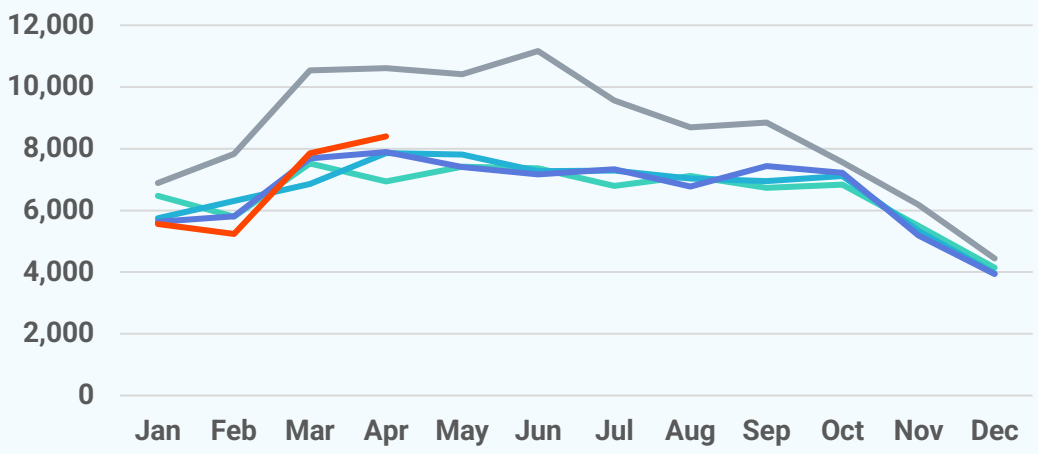
New Listings

2026 2025 2024 2023 2022

8,399
April 2026

+6.4%
Apr '26 vs. Apr '25
(Apr '25: 7,892)

+7.0%
Apr '26 vs. Mar '26
(Mar '26: 7,850)



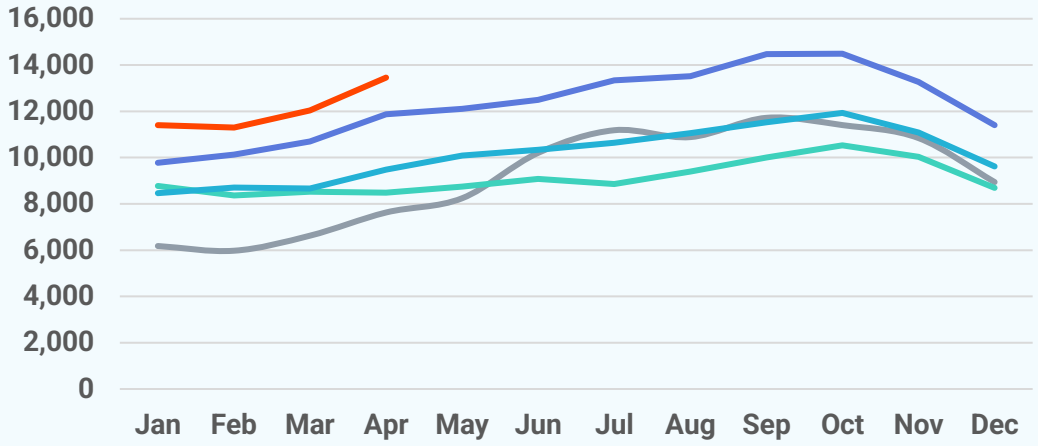
Active Listings

2026 2025 2024 2023 2022

13,456
April 2026

+13.4%
Apr '26 vs. Apr '25
(Apr '25: 11,870)

+11.8%
Apr '26 vs. Mar '26
(Mar '26: 12,037)



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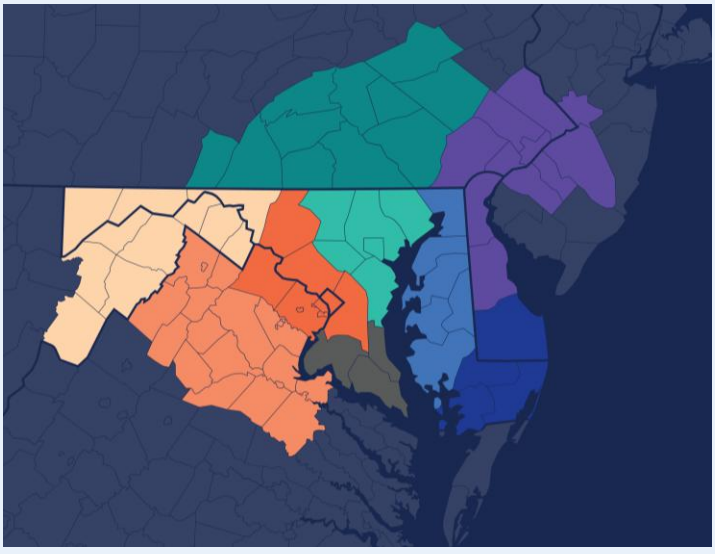


Mid-Atlantic Region

April 2026 Condos Report

Prepared by Bright Research

Data as of May 6, 2026

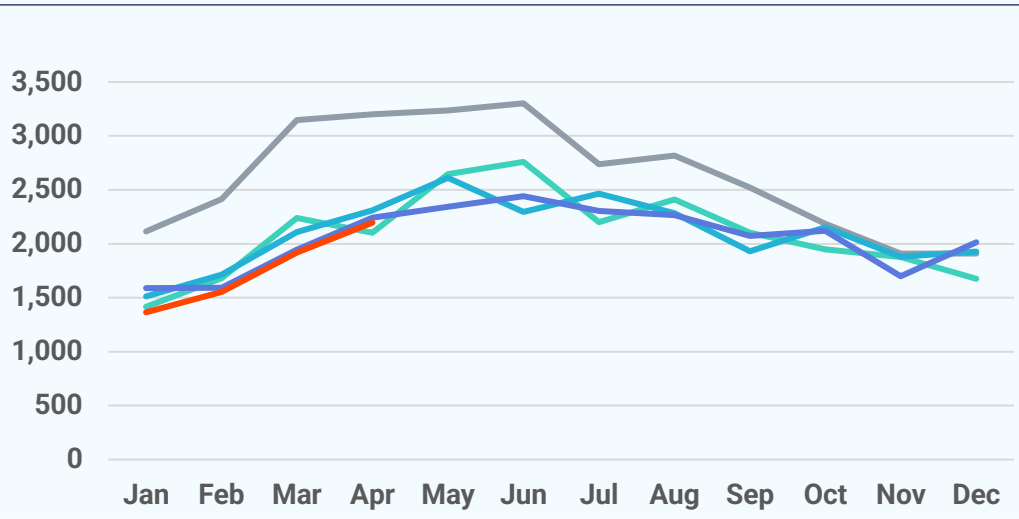
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	2,196	2,243	-2.1%
Median Sold Price	$360,000	$360,000	+0.0%
Median Days on Market	20 days	14 days	+6 days
New Pending Sales	2,668	2,470	+8.0%
New Listings	3,322	3,184	+4.3%
Active Listings	7,328	6,617	+10.7%
Months of Supply	3.49	3.08	+0.41 mos.

Closed Sales

2,196
April 2026

-2.1%
Apr '26 vs. Apr '25
(Apr '25: 2,243)

+14.4%
Apr '26 vs. Mar '26
(Mar '26: 1,919)



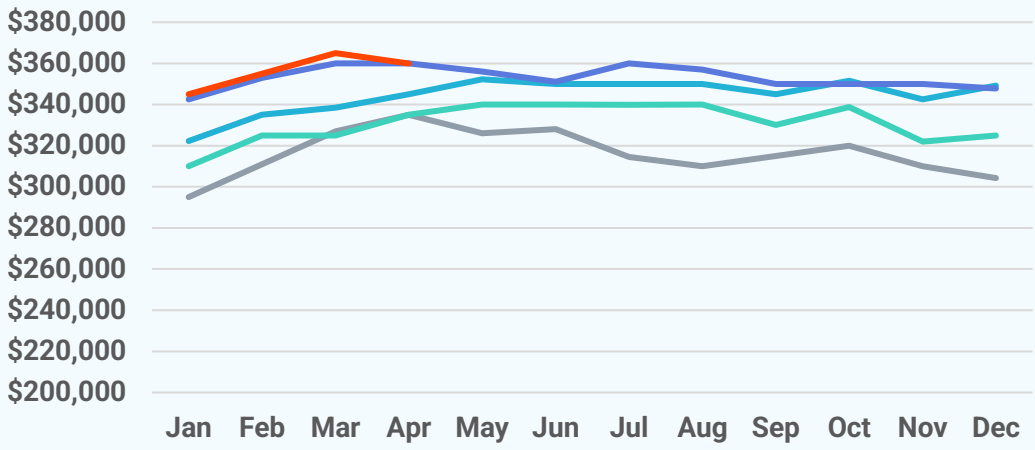
Median Sold Price

2026 2025 2024 2023 2022

$360,000
April 2026

+0.0%
Apr '26 vs. Apr '25
(Apr '25: $360,000)

-1.4%
Apr '26 vs. Mar '26
(Mar '26: $365,000)



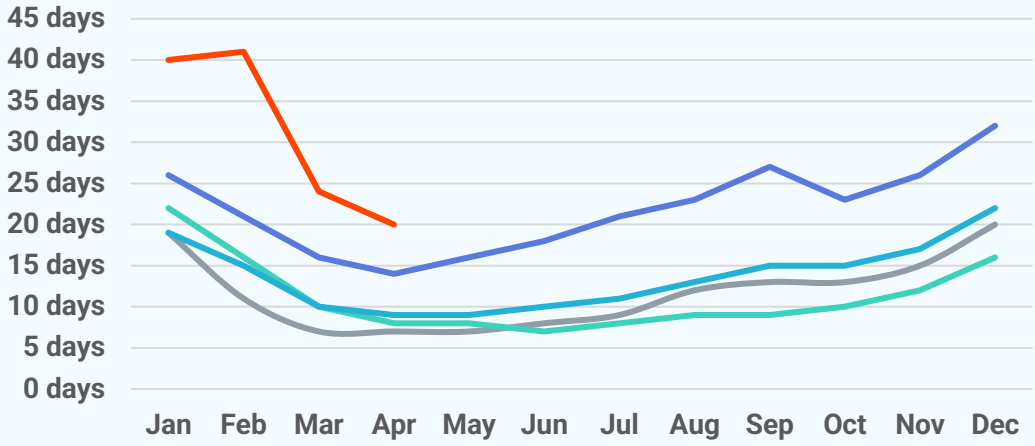
Median Days on Market

2026 2025 2024 2023 2022

20 days
April 2026

+6 days
Apr '26 vs. Apr '25
(Apr '25: 14 days)

-4 days
Apr '26 vs. Mar '26
(Mar '26: 24 days)



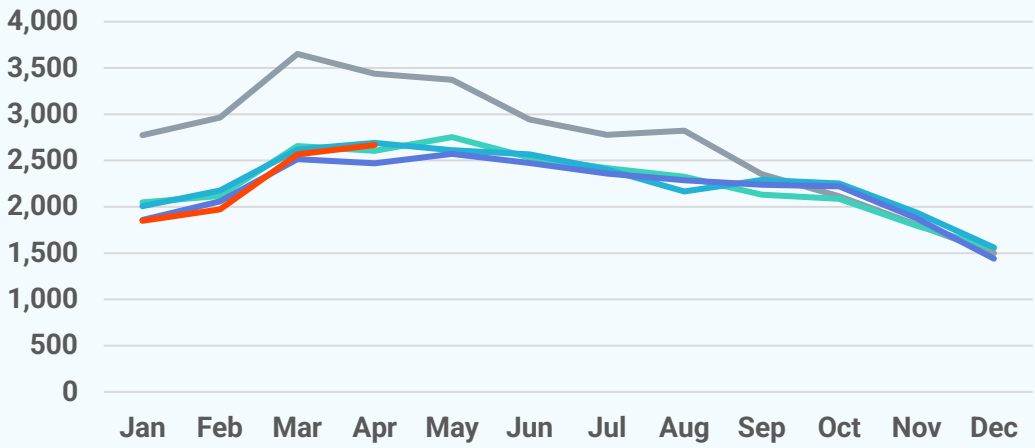
New Pending Sales

2026 2025 2024 2023 2022

2,668
April 2026

+8.0%
Apr '26 vs. Apr '25
(Apr '25: 2,470)

+3.9%
Apr '26 vs. Mar '26
(Mar '26: 2,568)



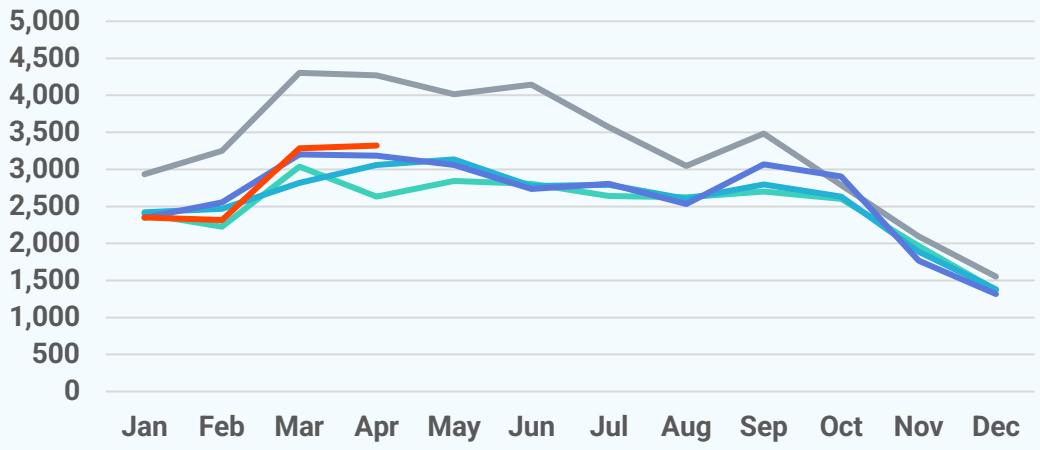
New Listings

2026 2025 2024 2023 2022

3,322
April 2026

+4.3%
Apr '26 vs. Apr '25
(Apr '25: 3,184)

+1.2%
Apr '26 vs. Mar '26
(Mar '26: 3,284)



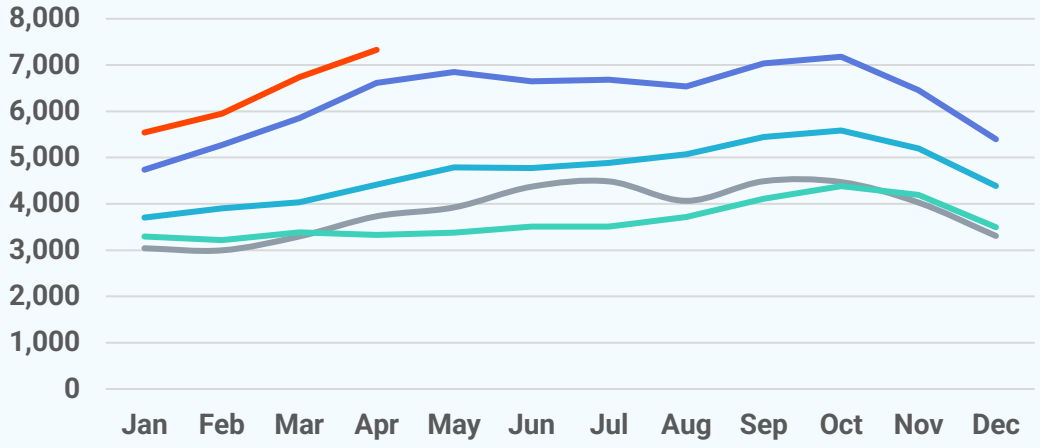
Active Listings

2026 2025 2024 2023 2022

7,328
April 2026

+10.7%
Apr '26 vs. Apr '25
(Apr '25: 6,617)

+8.8%
Apr '26 vs. Mar '26
(Mar '26: 6,735)



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**.

