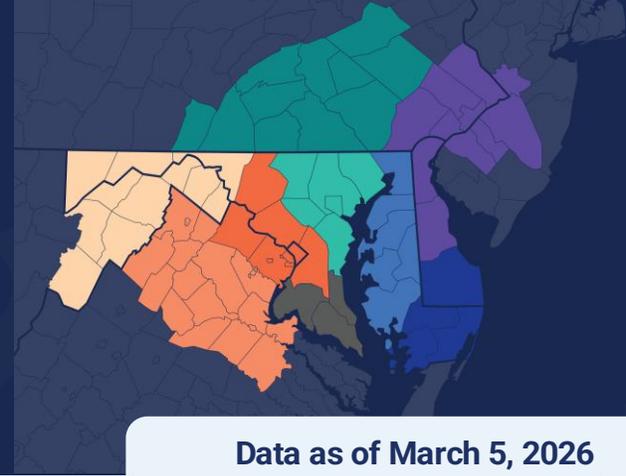


February 2026 Housing Market Report

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	12,618	12,763	-1.1%	25,298	26,377	-4.1%
Median Sold Price	\$408,500	\$400,000	+2.1%	\$405,000	\$397,822	+1.8%
Median Days on Market	27 days	19 days	+8 days	29 days	21 days	+8 days
New Pending Sales	15,943	16,020	-0.5%	30,717	30,615	+0.3%
New Listings	15,833	17,805	-11.1%	35,114	36,831	-4.7%
Active Listings	36,020	33,045	+9.0%	36,020	33,045	+9.0%
Months of Supply	1.94	1.77	+0.17 mos.	1.94	1.77	+0.17 mos.
Showings	309,174	317,399	-2.6%	610,396	616,671	-1.0%

Housing Market Trends

Little urgency in the Mid-Atlantic housing market. Both buyers and sellers appear to be in a holding pattern in early 2026. In February, there were 12,618 total closed sales across the Bright MLS service area, which is 1.1% lower than a year ago. New pending sales also trailed last year slightly by 0.5%. Despite mortgage rates hitting a 3 ½ year low, other headwinds appear to be keeping buyers at bay.

Sellers are also moving cautiously. In February 2026, a total of 15,833 new listings came onto the market, which is 11.1% lower than last February.

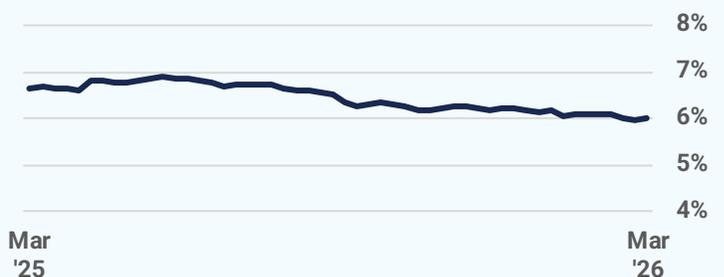
Active inventory at the end of the month rose by 9.0% as homes remained on the market longer. The median days on market in February was 27, which was more than a week longer than last year at this time.

Home prices are still rising, despite slower sales. The median sold price was \$408,500, up 2.1% year-over-year. However, this is the slowest pace of home price growth since May 2023.

Market Outlook

The outlook for the spring homebuying season in the Mid-Atlantic has become cloudier. Despite mortgage rates falling below 6% briefly, international conflict has sent them higher in recent days. If the conflict with Iran is limited, the housing market could rebound quickly. However, a prolonged conflict could stall home sales activity this spring.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

46,086

February 2026

-1.1%

Feb '26 vs. Feb '25
(Feb '25: 12,763)

+3.4%

Feb '26 vs. Jan '26
(Jan '26: 12,205)



Median Sold Price

2026

2025

2024

2023

2022

\$408,500

February 2026

+2.1%

Feb '26 vs. Feb '25
(Feb '25: \$400,000)

+2.1%

Feb '26 vs. Jan '26
(Jan '26: \$400,000)



Median Days on Market

2026

2025

2024

2023

2022

27 days

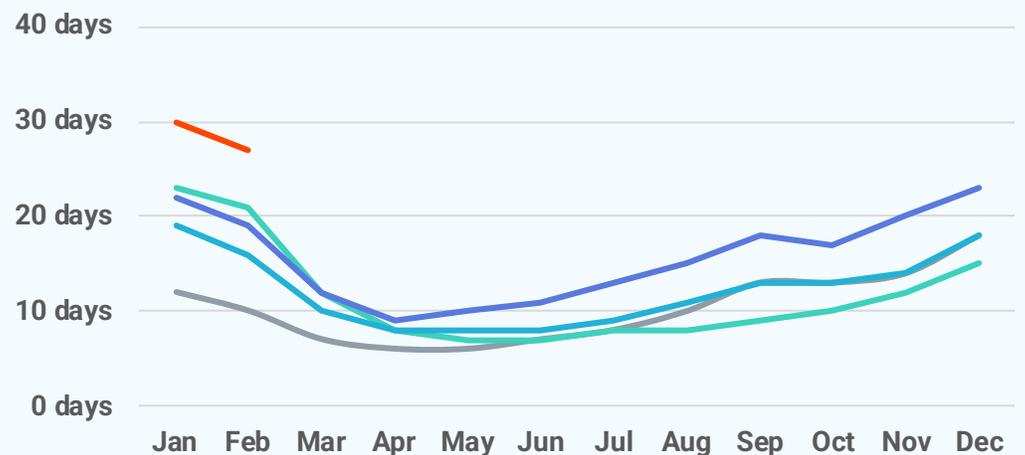
February 2026

+8 days

Feb '26 vs. Feb '25
(Feb '25: 19 days)

-3 days

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



New Pending Sales

2026

2025

2024

2023

2022

15,943

February 2026

-0.5%

Feb '26 vs. Feb '25
(Feb '25: 16,020)

+5.2%

Feb '26 vs. Jan '26
(Jan '26: 15,159)



New Listings

2026

2025

2024

2023

2022

15,833

February 2026

-11.1%

Feb '26 vs. Feb '25
(Feb '25: 17,805)

-3.8%

Feb '26 vs. Jan '26
(Jan '26: 16,454)



Active Listings

2026

2025

2024

2023

2022

36,020

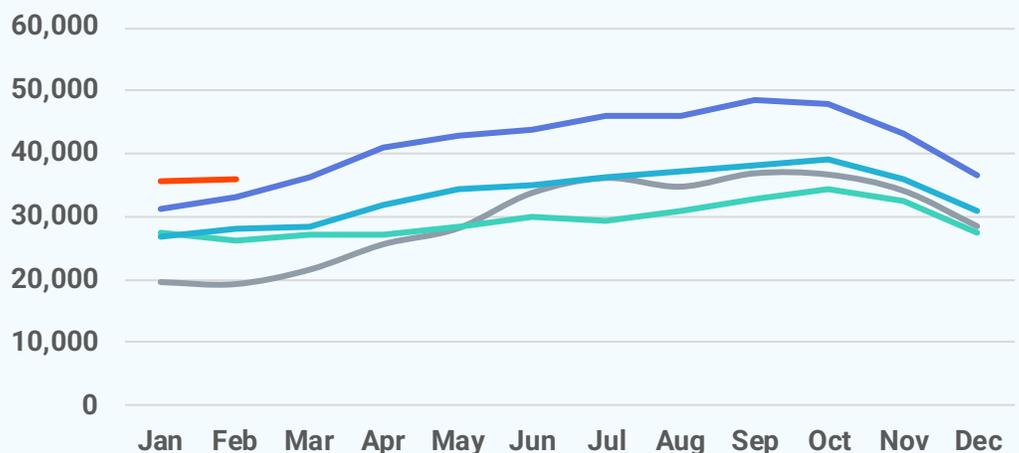
February 2026

+9.0%

Feb '26 vs. Feb '25
(Feb '25: 33,045)

+0.7%

Feb '26 vs. Jan '26
(Jan '26: 35,782)



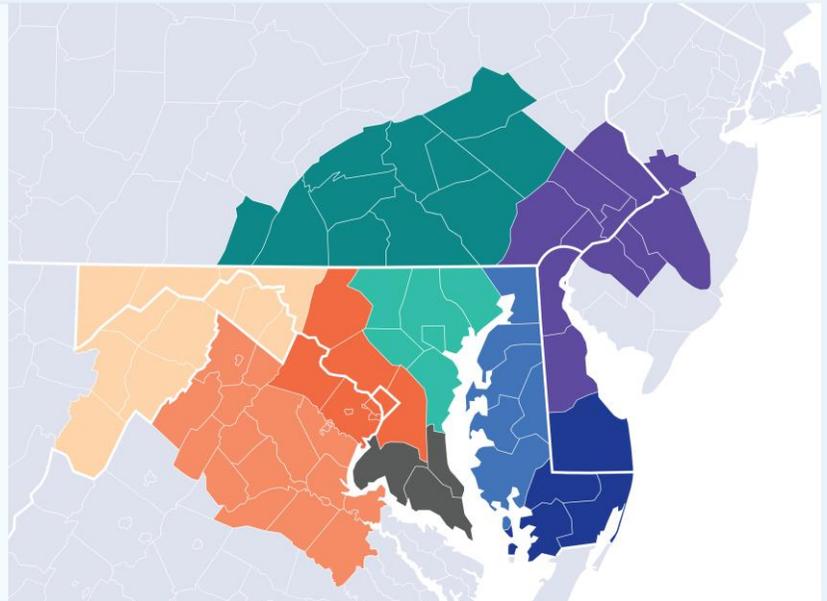
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Mid-Atlantic	12,618	-1.1%	\$408,500	+2.1%	27 days	+8 days
Philadelphia Metro	3,272	-8.5%	\$375,000	+2.6%	26 days	+3 days
Baltimore Metro	1,866	-0.1%	\$380,000	+2.1%	25 days	+7 days
Washington, D.C. Metro	2,890	-2.2%	\$610,000	+2.2%	22 days	+11 days
Central Pennsylvania	1,612	+3.8%	\$292,000	+4.3%	19 days	+4 days
MD/WV Panhandle	522	+12.3%	\$315,900	+3.6%	39 days	+10 days
MD Eastern Shore	222	+2.3%	\$399,950	+9.3%	38 days	+2 days
Del/Mar Coastal	503	-4.0%	\$395,000	-1.3%	61 days	+13 days
Southern Maryland	329	+1.9%	\$440,000	+3.5%	46 days	+11 days
North Central Virginia	1,030	+13.8%	\$490,000	+2.1%	30 days	+14 days

Local Markets	New Pending Sales		New Listings		Showings	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Mid-Atlantic	15,943	-0.5%	15,833	-11.1%	309,174	-2.6%
Philadelphia Metro	4,415	-4.7%	4,574	-14.3%	97,143	-9.7%
Baltimore Metro	2,303	+0.2%	1,989	-14.8%	45,204	+0.8%
Washington, D.C. Metro	3,622	+3.9%	3,574	-12.8%	81,039	+3.0%
Central Pennsylvania	1,881	-2.9%	1,861	-1.9%	27,785	-6.0%
MD/WV Panhandle	622	+8.0%	672	+10.5%	7,719	+5.7%
MD Eastern Shore	263	+2.7%	207	-30.5%	2,968	-16.1%
Del/Mar Coastal	667	-9.0%	804	-14.9%	8,936	-7.9%
Southern Maryland	372	-0.3%	345	+3.6%	6,456	+7.6%
North Central Virginia	1,300	+12.8%	1,291	+1.7%	21,530	+10.2%

Local Markets	Active Listings		Months of Supply	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Mid-Atlantic	36,020	+9.0%	1.94	+0.17 months
Philadelphia Metro	9,867	+2.1%	1.83	+0.04 months
Baltimore Metro	4,892	+15.5%	1.87	+0.28 months
Washington, D.C. Metro	7,612	+11.0%	1.86	+0.22 months
Central Pennsylvania	3,416	+11.6%	1.49	+0.13 months
MD/WV Panhandle	1,522	+10.2%	2.34	+0.2 months
MD Eastern Shore	863	+5.5%	2.82	+0.17 months
Del/Mar Coastal	3,064	+8.0%	4.00	+0.38 months
Southern Maryland	831	+30.0%	2.06	+0.51 months
North Central Virginia	2,486	+18.8%	1.80	+0.31 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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- (202) 309-9362
- 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	7,203	7,154	+0.7%
Median Sold Price	\$462,000	\$450,000	+2.7%
Median Days on Market	26 days	19 days	+7 days
New Pending Sales	8,881	8,892	-0.1%
New Listings	8,270	9,431	-12.3%
Active Listings	18,774	17,649	+6.4%
Months of Supply	1.72	1.63	+0.09 mos.

Closed Sales

2026

2025

2024

2023

2022

7,203

February 2026

+0.7%

Feb '26 vs. Feb '25
(Feb '25: 7,154)

+1.8%

Feb '26 vs. Jan '26
(Jan '26: 7,073)



Median Sold Price

2026 2025 2024 2023 2022

\$462,000

February 2026

+2.7%

Feb '26 vs. Feb '25
(Feb '25: \$450,000)

+2.2%

Feb '26 vs. Jan '26
(Jan '26: \$452,000)



Median Days on Market

2026 2025 2024 2023 2022

26 days

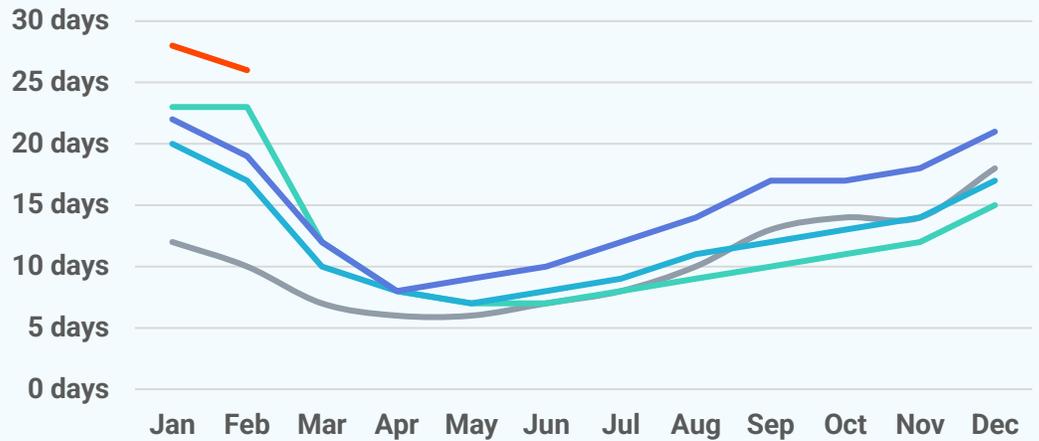
February 2026

+7 days

Feb '26 vs. Feb '25
(Feb '25: 19 days)

-2 days

Feb '26 vs. Jan '26
(Jan '26: 28 days)



New Pending Sales

2026 2025 2024 2023 2022

8,881

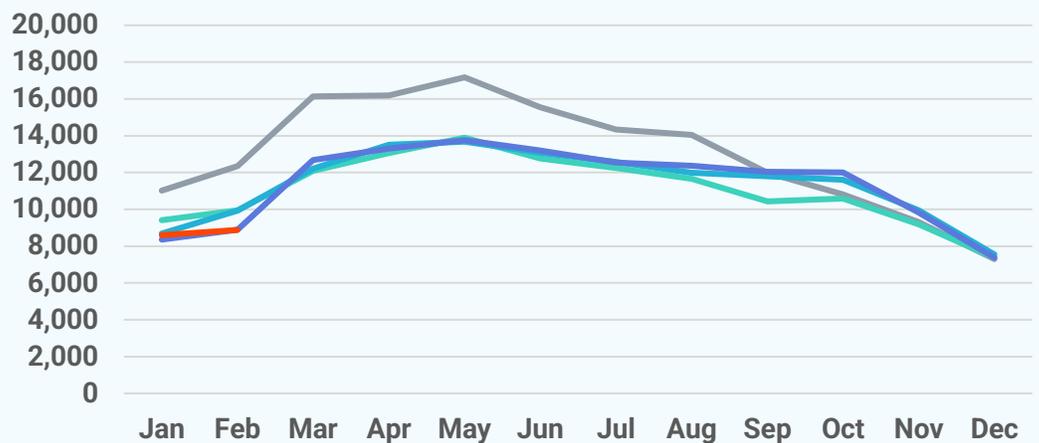
February 2026

-0.1%

Feb '26 vs. Feb '25
(Feb '25: 8,892)

+3.3%

Feb '26 vs. Jan '26
(Jan '26: 8,601)



New Listings

2026

2025

2024

2023

2022

8,270

February 2026

-12.3%

Feb '26 vs. Feb '25
(Feb '25: 9,431)

-3.1%

Feb '26 vs. Jan '26
(Jan '26: 8,533)



Active Listings

2026

2025

2024

2023

2022

18,774

February 2026

+6.4%

Feb '26 vs. Feb '25
(Feb '25: 17,649)

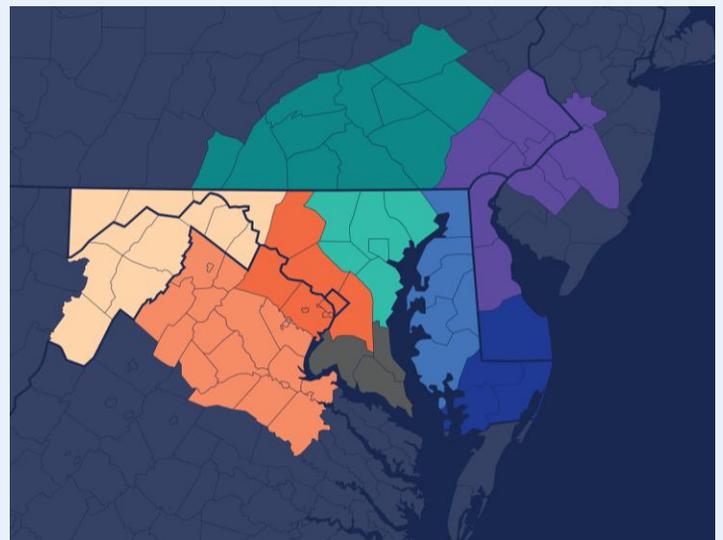
-0.4%

Feb '26 vs. Jan '26
(Jan '26: 18,845)



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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	3,856	4,007	-3.8%
Median Sold Price	\$340,000	\$335,765	+1.3%
Median Days on Market	25 days	19 days	+6 days
New Pending Sales	5,082	5,066	+0.3%
New Listings	5,238	5,807	-9.8%
Active Listings	11,298	10,126	+11.6%
Months of Supply	2.05	1.80	+0.25 mos.

Closed Sales

2026

2025

2024

2023

2022

3,856

February 2026

-3.8%

Feb '26 vs. Feb '25
(Feb '25: 4,007)

+2.5%

Feb '26 vs. Jan '26
(Jan '26: 3,762)



Median Sold Price

2026 2025 2024 2023 2022

\$340,000

February 2026

+1.3%

Feb '26 vs. Feb '25
(Feb '25: \$335,765)

+2.3%

Feb '26 vs. Jan '26
(Jan '26: \$332,500)



Median Days on Market

2026 2025 2024 2023 2022

25 days

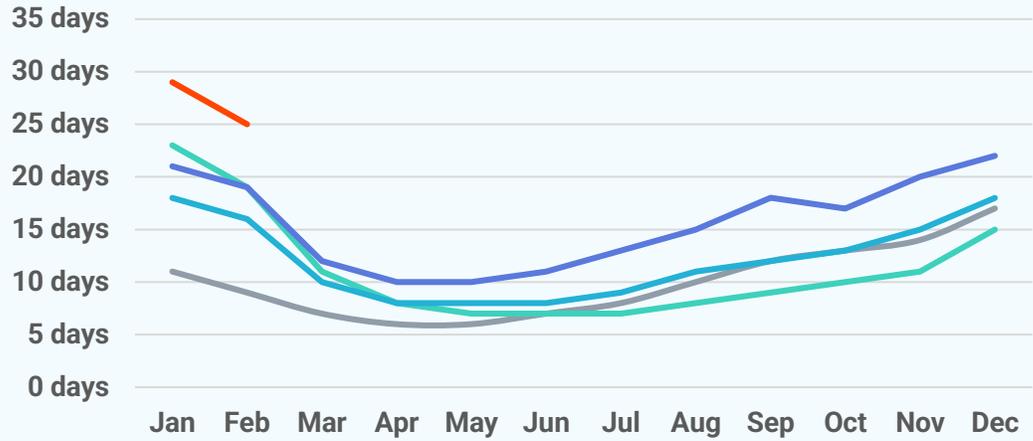
February 2026

+6 days

Feb '26 vs. Feb '25
(Feb '25: 19 days)

-4 days

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



New Pending Sales

2026 2025 2024 2023 2022

5,082

February 2026

+0.3%

Feb '26 vs. Feb '25
(Feb '25: 5,066)

+8.0%

Feb '26 vs. Jan '26
(Jan '26: 4,704)



New Listings

2026

2025

2024

2023

2022

5,238

February 2026

-9.8%

Feb '26 vs. Feb '25
(Feb '25: 5,807)

-5.9%

Feb '26 vs. Jan '26
(Jan '26: 5,564)



Active Listings

2026

2025

2024

2023

2022

11,298

February 2026

+11.6%

Feb '26 vs. Feb '25
(Feb '25: 10,126)

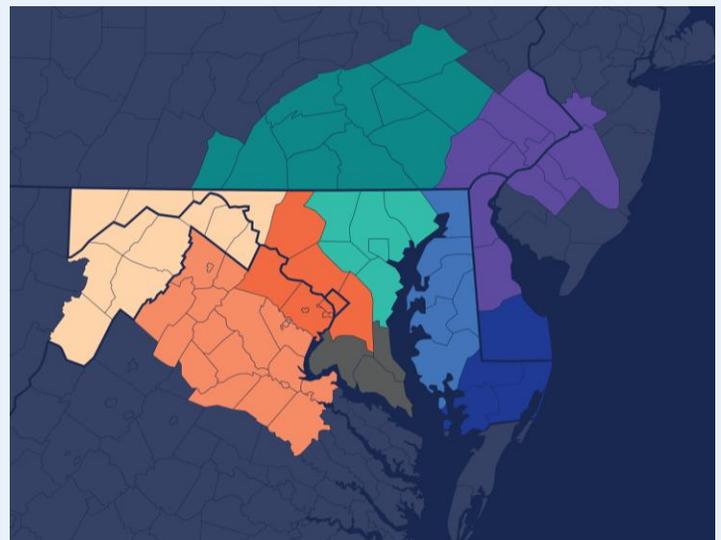
-0.9%

Feb '26 vs. Jan '26
(Jan '26: 11,395)



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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	1,554	1,593	-2.4%
Median Sold Price	\$355,000	\$353,000	+0.6%
Median Days on Market	41 days	21 days	+20 days
New Pending Sales	1,974	2,058	-4.1%
New Listings	2,316	2,555	-9.4%
Active Listings	5,948	5,270	+12.9%
Months of Supply	2.82	2.42	+0.40 mos.

Closed Sales

2026

2025

2024

2023

2022

1,554

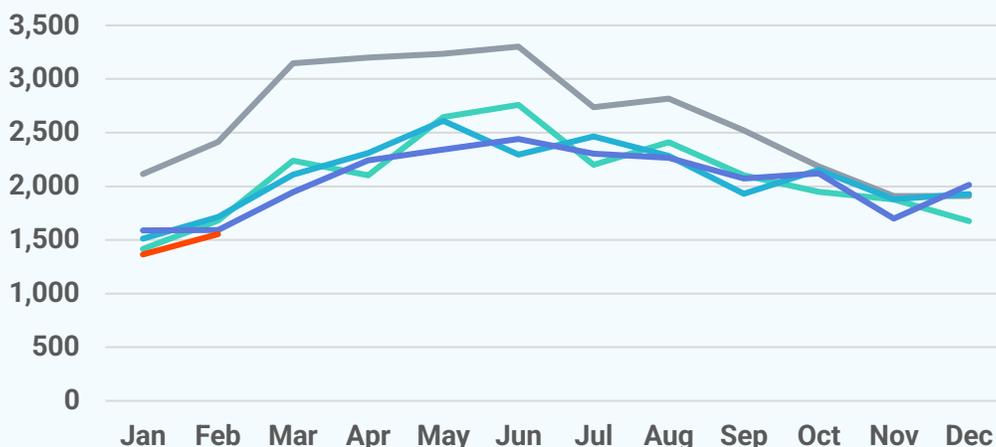
February 2026

-2.4%

Feb '26 vs. Feb '25
(Feb '25: 1,593)

+13.8%

Feb '26 vs. Jan '26
(Jan '26: 1,365)



Median Sold Price

2026 2025 2024 2023 2022

\$355,000

February 2026

+0.6%

Feb '26 vs. Feb '25
(Feb '25: \$353,000)

+2.9%

Feb '26 vs. Jan '26
(Jan '26: \$345,000)



Median Days on Market

2026 2025 2024 2023 2022

41 days

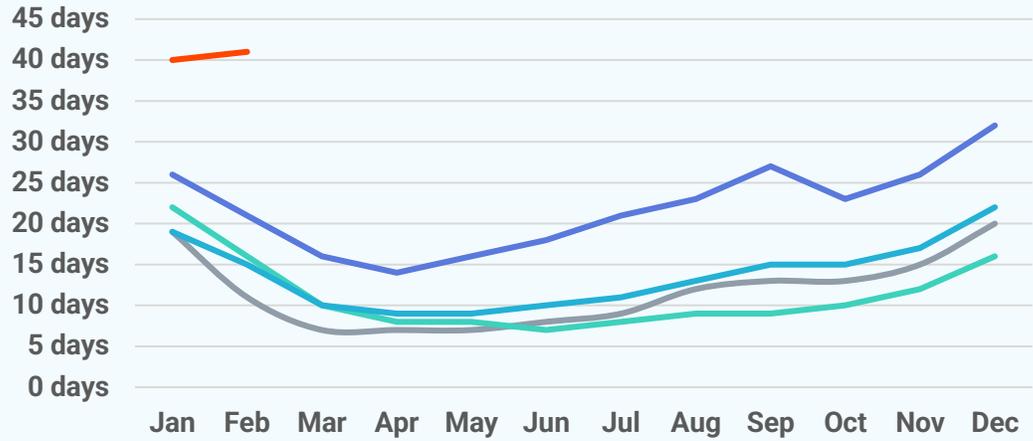
February 2026

+20 days

Feb '26 vs. Feb '25
(Feb '25: 21 days)

+1 day

Feb '26 vs. Jan '26
(Jan '26: 40 days)



New Pending Sales

2026 2025 2024 2023 2022

1,974

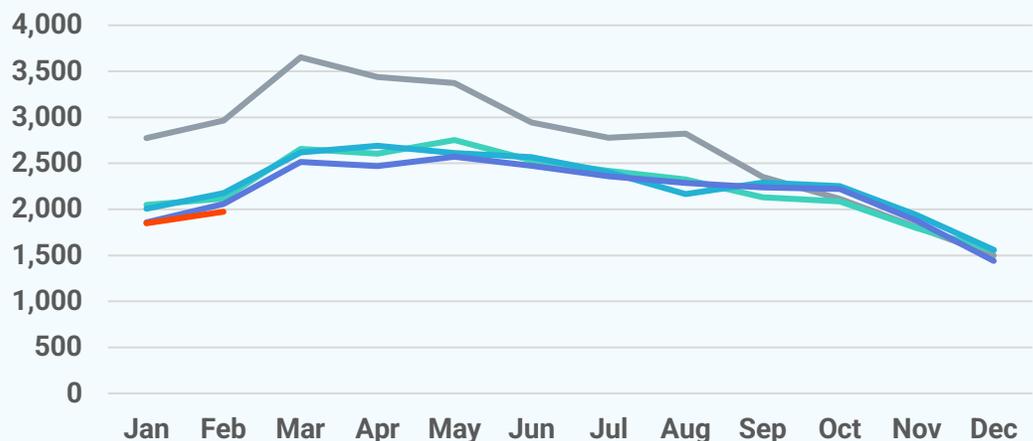
February 2026

-4.1%

Feb '26 vs. Feb '25
(Feb '25: 2,058)

+6.8%

Feb '26 vs. Jan '26
(Jan '26: 1,849)



New Listings

2026

2025

2024

2023

2022

2,316

February 2026

-9.4%

Feb '26 vs. Feb '25
(Feb '25: 2,555)

-1.5%

Feb '26 vs. Jan '26
(Jan '26: 2,351)



Active Listings

2026

2025

2024

2023

2022

5,948

February 2026

+12.9%

Feb '26 vs. Feb '25
(Feb '25: 5,270)

+7.3%

Feb '26 vs. Jan '26
(Jan '26: 5,542)



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